

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, November 9, 1976, in the Council Chamber, Third Floor, City Hall, commencing at 2:00 P.M.

PRESENT: Mayor Phillips
Alderman Bird, Boyce, Cowie, Harcourt,
Kennedy, Marzari, Rankin,
Sweeney and Volrich.

CLERK TO THE COUNCIL: M. Kinsella.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird

SECONDED by Ald. Harcourt

THAT the Minutes of the following meetings be adopted:

Special Council (Court of Revision)	-	October 21, 1976,
Regular Council (Except 'In Camera)	-	October 26, 1976,
Special Council (Public Hearing)	-	October 26, 1976,
Special Council (Public Hearing)	-	October 28, 1976.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt

SECONDED by Ald. Rankin

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS AND DELEGATIONS

1. Report of Vehicles for Hire Board
(October 7, 1976)
(Clauses 1 and 2)

On October 19, 1976, Council deferred consideration of the following clauses in the report of the Vehicles for Hire Board, dated October 7, 1976, to permit Mr. H. Jardine of the Greater Vancouver Driver Training Association to make representation.

Cont'd...

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UNFINISHED BUSINESS AND DELEGATIONS (Cont'd)

Report of Vehicles for Hire Board
(October 7, 1976)
(Clauses 1 & 2) (Cont'd)

Greater Vancouver Driver Training Association:
License Application
(Clause 1)

At its meeting on October 7, 1976, the Vehicles for Hire Board considered an application by the Greater Vancouver Driver Training Association for an additional license for a Driving Instruction Cab. Following consideration of a report from the Director of Permits and Licenses, the Vehicles for Hire Board resolved:

'THAT the application by the Greater Vancouver Driver Training Association for an additional license for a driving instruction cab be not approved.'

Mr. Jardine addressed Council and referred to a letter, undated, which had previously been circulated to Members of Council setting forth his arguments why an additional Driving Instruction Cab should be granted to his Association. Mr. Jardine advised that his Association has classrooms; however, these are located five blocks away from the main office. These classes are carried on in the evenings, outside of regular office hours.

MOVED by Ald. Rankin

THAT Council approve the resolution of the Vehicles for Hire Board - 'that the application by the Greater Vancouver Driver Training Association for an additional license for a driving instruction cab be not approved'.

- CARRIED UNANIMOUSLY

Van-City Driving Schools: Request to Re-instate
Section 28 (1) (d) Vehicles for Hire By-law.
(Clause 2)

At its meeting on October 7, 1976, when considering the request of Van-City Driving Schools to re-instate Section 28(1) (d) Vehicles for Hire By-law, the Vehicles for Hire Board recommended:

" A. THAT Section 28 (1) (d) of the Vehicles for Hire By-law be re-instituted, as amended, to read as follows:

'Every driving school cab shall, while in use, be occupied only by the instructor and the pupil, except that in the case of a student from any high school or other group or organization receiving instruction, three additional students from that school, group or organization may be passengers in the cab.'

B. THAT the Director of Legal Services be instructed to bring forward the appropriate amending By-law."

Mr. Jardine spoke against this recommendation as he considers a student should have freedom to choose whether he wishes to share his training vehicles with another student or students. Mr. Jardine does not consider that sharing a training vehicle would be detrimental to the instruction process

MOVED by Ald. Rankin

THAT the recommendations of the Vehicles for Hire Board be approved.

- CARRIED

(Ald. Bird opposed)

UNFINISHED BUSINESS AND DELEGATIONS (Cont'd)

2. 1435 East 14th Avenue - Development
Permit Application #74519 - Apartment
Building for Coast Foundation Society

On October 25, 1976, Council resolved:

'THAT consideration of this clause be deferred to the next meeting of Council at which time Council hear representations from interested residents. In the meantime, copies of this clause of the Manager's report dated October 22, 1976, be distributed to residents through the Cedar Cottage Planning Office.'

Representations were heard from the following:

Mr. M. Hill - resident of the area, stated that residents met with Coast Foundation representatives and explained why they felt they could not have another social facility in the area at the present time because of existing facilities causing social problems. He stated that, in his opinion, the residents did not have sufficient information on the follow-up services which the Coast Foundation would provide to this facility. The residents of the area would favour development of this site with family or social housing.

Mr. R.F. Long - resident of the area, submitted a brief commenting on various aspects of the Manager's report dated October 22, 1976. He advised that a number of residents re-canvassed the area, and the results obtained were overwhelmingly opposed to the development. The brief also stated that all residents of the community, owners and tenants alike, should have their objections considered. Mr. Long agreed with the Area Planning Committee that there are too many social problems in Cedar Cottage to be resolved before additional social problems can be accepted.

Mr. S. Wells - a member of the Christian Brethren Gospel Hall, filed a brief on behalf of the congregation. The brief stated that the Coast project, in the view of the Brethren, would have an adverse effect upon future work, for the following reasons:

1. The safety of the Sunday School children, and adults attending evening services;
2. The psychological effect upon older people who frequently attend;
3. The parking facilities are very limited, with already two church congregations in the immediate area;
4. Previous experience with this type of patient in the past years.

Mr. E. Wilson - a representative of Lyons-Soroptomist Manor, posed a number of questions about the proposed development. These questions were answered by Mr. Foresgren of the Coast Foundation. He advised that the residents will be mainly middle-aged and older people, all of whom have a history of institutionalization. However, 60% of the proposed residents are presently living in the Cedar Cottage area. Supervision of the residents will be provided by a resident manager. In addition there will be a co-ordinator for social and other activities.

Cont'd....

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UNFINISHED BUSINESS AND DELEGATIONS (Cont'd)

1435 East 14th Avenue - Development
 Permit Application #74519 - Apartment
Building for Coast Foundation Society (Cont'd)

Mrs. M. Le Brun - resident of the area, submitted and read a letter reiterating the views of previous delegations that too many social problems and social services already exist in the community and, therefore, Council should not approve any further facilities of this nature.

Mr. H. Conesa - resident of the area, filed and read a brief in which he stated that dissemination of information relating to the project had been very poor. One of the problems is that a number of the property owners speak very little English and, therefore, would have difficulty learning of the proposed project.

Mr. Foresgren - Coast Foundation agreed that dissemination of information on this project had not been well-handled. His Foundation is attempting to offer improved housing to people who cannot afford to live in the community without the help of the Foundation. Very few of the residents would be on heavy medication and, in fact, most of them have lived in the community for a number of years.

Mrs. Simatas - Cedar Cottage Planning Advisory Committee, said the problem was the lack of information available to the residents of the community.

MOVED by Ald. Kennedy

THAT the Director of Planning be requested to approve Development Permit Application #74519, to permit the Coast Foundation to construct an apartment building at 1435 East 14th Avenue.

- (carried unanimously)

MOVED by Ald. Boyce

THAT consideration of the Manager's Report dated October 22, 1976, be deferred to a later meeting of Council to provide an opportunity for the Planning Department and representatives of the Coast Foundation to meet with the community.

- LOST

(Ald. Bird, Harcourt, Kennedy, Marzari, Sweeney
 and Rankin opposed)

The motion to defer having lost, the motion by Alderman Kennedy, was put and CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt

THAT the Planning Department, representatives of the Coast Foundation, and the Local Area Planning Advisory Committee, hold an Information Meeting in the community to better inform the residents about this proposed development.

- CARRIED

(Ald. Kennedy opposed)

The Mayor suggested to the Director of Planning that, in future, when there is a forthcoming contentious development issue, he make an early submission to the appropriate committee of Council for information and prior discussion.

UNFINISHED BUSINESS AND DELEGATIONS (Cont'd)

3. 4350 Valley Drive -
Development Permit Application #74960

Council, on October 26, 1976, deferred to today's meeting, a motion by Alderman Bird to approve the recommendation contained in the above clause of the Manager's Report (Building & Planning) dated October 22, 1976, to hear representations from interested residents.

Mr. Ken Gillespie, President of Gillespie Investments, developers of the project, advised that this project has been developed in consultation with the Planning Department. He feels the development is of high calibre, similar to Arbutus Gardens, which his Company also developed.

Alderman Sweeney stated he had discussed this proposed development with residents of the area and they have no strong objection to the proposal. Their only concern is that as many as possible of the trees on the property be preserved. Mr. Gillespie replied that all those trees that are healthy and can be safely left on the property will be retained.

The deferred motion by Alderman Bird to approve the recommendation contained in this clause of the Manager's Report dated October 22, 1976, was put and CARRIED UNANIMOUSLY

4. Family Housing Proposal Calls
Apartment Form.

On October 26, 1976, Council deferred to today's meeting, the above clause in the Manager's Report dated October 25, 1976, to permit the Mayor an opportunity of discussing the development for co-op housing of the sites referred to in the report, with Mr. Teron of C.M.H.C. in Ottawa, and report back.

The Mayor advised he had met with senior officials of C.M.H.C. who indicated they would investigate this matter and advise him of their findings. He will meet on Wednesday, November 10, 1976, with local representatives of C.M.H.C., when he expects to receive a decision on development for co-op housing on the sites referred to in the Manager's report of October 25, 1976.

The Mayor further advised that he had been assured by C.M.H.C. officials that the R.R.A.P. program will not be discontinued. The problem is that R.R.A.P. funds for 1976 have been exhausted but the program will be re-funded for 1977. In addition, the request of the City that the National Housing Act be amended to permit Downtown Eastside Hotels to be treated as apartment buildings for N.I.P. purposes, has been approved. The necessary legislation has been drafted and it is expected that, within a year, the required amendment to the National Housing Act will be approved.

MOVED by Ald. Bird

THAT consideration of the Manager's report dated October 25, 1976, on Family Housing Proposal Calls - Apartment Form, be deferred to the next meeting of Council to permit the Mayor an opportunity to report back on his meeting with local representatives of C.M.H.C.

- CARRIED UNANIMOUSLY

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UNFINISHED BUSINESS & DELEGATIONS (Cont'd)

5. Capital Grant Request from
Y.M.C.A. for Langara Property.

On April 6, 1976, City Council deferred the report of the Standing Committee on Finance and Administration dated March 25, 1976, regarding a grant request from the Y.M.C.A. for \$333,000 spread over three years for construction of their "Family Y Project" on the lands purchased by the Y.M.C.A. from the City in Langara, until after completion of the annual budget.

Representatives of the Y.M.C.A. requested to appear before Council this day to discuss their grant request.

MOVED by Ald. Kennedy

THAT representations from the Y.M.C.A. be heard this day.

- CARRIED UNANIMOUSLY

Representatives of the Y.M.C.A. addressed Council and submitted a brief outlining the proposed "Family Y Project" at Langara.

MOVED by Ald. Volrich

THAT Council recommend to subsequent Councils that a grant of \$333,000 to the Y.M.C.A. "Family Y Project" at Langara, be approved, on the basis of one-third of this amount being released in each of the years 1977, 1978 and 1979, subject to construction commencing in 1977; these funds to be taken from the annual Supplementary Capital Budgets.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY.

CITY MANAGER'S REPORT & DELEGATIONS

Building & Planning Matters
(November 5, 1976)

Liquor Permit Application
700 Dunsmuir Street.
(Clause 3)

Council varied the Agenda to hear representations from Mr. D. Murphy and Mr. D. McGarvie on the Liquor Permit Application for 700 Dunsmuir Street. Mr. Murphy and Mr. McGarvie stated they were not opposed to the liquor permit application for 700 Dunsmuir Street. Their concern was why an applicant for a Neighbourhood Pub is required to pay for a referendum in the area before the application is considered. They indicated they were advised that even if the referendum received the required 60% or more approval, there was no guarantee that Council would grant the permit.

It was explained to Mr. Murphy that applications for Neighbourhood Pubs most go to referendum but that liquor permit applications to operate a lounge or cocktail bar in conjunction with a restaurant do not carry this requirement.

Cont'd....

CITY MANAGER'S REPORT & DELEGATIONS (Cont'd)

Liquor Permit Application
700 Dunsmuir Street
(Clause 3) (Cont'd)

MOVED by Ald. Rankin

THAT the application by Mr. George Pitman, for Development Permit No. 75744, to use a portion of the main floor of the existing building at 700 Dunsmuir Street, as a cocktail lounge, be approved.

- CARRIED UNANIMOUSLY

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The Council recessed at 3.50 p.m., and, following an 'In Camera' meeting in Committee Room #3, reconvened in open Council in the Council Chamber at 4.30 p.m., with the same members present.

COMMUNICATIONS OR PETITIONS

1. Library Grant from
Koerner Foundation

The City Clerk, in a memo dated November 1, 1976, advised that the Leon and Thea Koerner Foundation has approved a grant to the City Archives of \$1500 to assist with up-dating the Archives Library System.

MOVED by Ald. Bird

THAT the communication from the City Clerk, dated November 1, 1976, be received and a letter of appreciation from Council be sent to the Leon and Thea Koerner Foundation.

- CARRIED UNANIMOUSLY

2. Planning Department Staff:
Heritage Matters.

Before considering this communication, dated October 29, 1976, from the Heritage Advisory Committee, Council noted a further letter, dated November 9, 1976, from the Committee withdrawing the original letter. In addition the Heritage Advisory Committee expressed support of the recommendation of the Planning and Development Committee that the Heritage Staff position in the Planning Department be extended for a further year.

MOVED by Ald. Harcourt

THAT the letter from the Heritage Advisory Committee, dated October 29, 1976, be withdrawn and the letter dated November 9, 1976, be received for information.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

3. Immigration Building -
Foot of Burrard Street

The Park Board, in a letter dated November 3, 1976, advised of the following excerpt of the Board meeting of November 1, 1976:

"Commissioner Gibson reported that the old Immigration Building at the Foot of Burrard Street is being torn down and this would be an excellent site for a waterfront park.

It was regularly moved and seconded,

RESOLVED: That the Board request City Council to advise Marathon Realty this site should be designated as a waterfront park site.

- Carried."

MOVED by Ald. Marzari

THAT the communication from the Park Board, dated November 3, 1976, be received.

- CARRIED UNANIMOUSLY

4. Formation and Recognition of the New
Champlain Heights Planning Advisory Committee

Council had for consideration a letter from Mr. Egil Lyngen the Acting Interim Chairman, Champlain Heights Planning Advisory Committee requesting the following:

1. The original Planning Advisory Committee did have support and mandate from the present Council. We ask Council to recognize the new Planning Advisory Committee, and to make provision for Civic staff to continue meeting with the Committee.
2. An election of chairman, vice-chairman and secretary is planned within one month, and we ask Council for comments or recommendations pertaining to this upcoming election.

MOVED by Ald. Rankin

THAT the letter and Revised Draft Terms of Reference from the Champlain Heights Planning Advisory Committee, be referred to the Planning and Development Committee for consideration.

- CARRIED UNANIMOUSLY

5. Changes in Transit Fares and Zones

B.C. Hydro and Power Authority submitted a letter informing of adjustments to transit fares and transit zones for both urban and P.S.L. operations, effective November 8, 1976.

MOVED by Ald. Bird

THAT the communication from B. C. Hydro and Power Authority, dated October 29, 1976, be received.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

6. Demolition of Buildings -
Gastown Piers.

Vancouver City Planning Commission advised, in a letter dated November 4, 1976, that at its meeting on November 3, 1976, the attention of the Commission was drawn to the fact that demolition of some structures on the Gastown Piers may be imminent. Those referred to are the two piers located at the foot of Columbia Street and the one at the foot of Carrall Street. The Commission unanimously passed the following resolution:

"THAT as the Commission understand that demolition of some of the structures on the Gastown piers is imminent, the Commission respectfully requests that Council recommend that the Director of Planning be asked to report as soon as possible on what current and future plans exist for the waterfront area of Water and Alexander Streets, including the piers."

MOVED by Ald. Kennedy

THAT the communication from the Vancouver City Planning Commission, dated November 3, 1976, be received and referred to the Director of Planning for report.

- CARRIED UNANIMOUSLY

7. Advance Poll Voting for the Disabled

Alderman Harcourt submitted a memorandum to Council putting forward a request from SPARC of B.C. that Council make arrangements with the Returning Officer to allow the disabled to vote in the Advance Poll in this year's Civic election. The reasons for the request are:

1. Many polling stations are architecturally inaccessible for the disabled. The Advance Poll site is accessible.
2. Disabled persons have difficulty obtaining transportation - going in a group to one central polling station is preferable to each person calling a Lion's Easter Seal Bus separately and going to their own district polling station. There are not enough Lion's Easter Seal Buses to go around.

The City Clerk reported orally that the City Charter directs who may vote at the Advance Poll. Those persons are those who expect to be out of the City on Election Day or expect to be in hospital. In any event, special arrangements should be made for such volume voting and no special arrangements have been made at the Advance Poll which opens tomorrow.

MOVED by Ald. Harcourt,

THAT the Director of Legal Services be instructed to seek a Charter amendment which would permit the physically handicapped, who experience considerable difficulty gaining access to regular polls, to vote in the Advance Poll for future Civic Elections.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTSA. MANAGER'S GENERAL REPORT
NOVEMBER 5, 1976Works & Utility Matters
(November 5, 1976)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Extension of Burrard Street Outfall
- Cl. 2: Lane West of Lincoln Street - 43rd
to 45th Avenues
- Cl. 3: Tenders for District Works Yard -
Victoria Drive and Commissioner Street
- Cl. 4: Tender - Mercury Vapour and Metal Halide
Street Lighting Luminaires

Extension of Burrard Street Outfall
(Clause 1)

MOVED by Ald. Kennedy

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Lane West of Lincoln Street -
43rd to 45th . venues.
(Clause 2)

Council noted a delegation request from Mr. T. F. Scott with respect to this clause.

MOVED by Ald. Harcourt

THAT consideration of this clause be deferred to a night meeting of Council to permit Mr. Scott an opportunity to appear before Council.

- CARRIED

(Ald. Bird, Kennedy and Rankin opposed)

Clauses 3 and 4.

MOVED by Ald. Bird

THAT the recommendations of the City Manager, as contained in clauses 3 and 4, be approved.

- CARRIED UNANIMOUSLY

Social Service & Health Matters
(November 5, 1976)Knight Clinic
(Clause 1)

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building & Planning Matters
(November 5, 1976)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Strata Title Application - Conversion
1820 Bayswater
- Cl. 2: Development Permit Application - 3200
East 54th Avenue (Champlain Mall)
- Cl. 3: Liquor Permit Application -
700 Dunsmuir Street
- Cl. 4: Rezoning Application - 3124 Vine Street
- Cl. 5: Non-Market Enclaves - Phase I, Champlain Heights

Strata Title Application -
Conversion 1820 Bayswater.
(Clause 1)

MOVED by Ald. Cowie

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Development Permit Application -
3200 East 54th Avenue (Champlain Mall)
(Clause 2)

MOVED by Ald. Bird

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

For Council action on Clause 3 see page 7.

Rezoning Application -
3124 Vine Street.
(Clause 4)

MOVED by Ald. Volrich

THAT consideration of this clause be deferred, to permit Mr. Horvath an opportunity to appear as a delegation as requested.

- CARRIED UNANIMOUSLY

Non-Market Enclaves -
Phase I - Champlain Heights
(Clause 5)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED

(Ald. Kennedy opposed)

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Finance Matters
(November 5, 1976)

The Council considered this report which contains ten clauses identified as follows:

- Cl. 1: Fire Department Staffing
- Cl. 2: West End Community Centre and Ice Rink - 1976 Budget Adjustments and Classification Recommendations
- Cl. 3: West Health Unit Sub Office - 3998 Main Street
- Cl. 4: Charter Amendments (1) Indemnification of Legal Expenses, Police Officers (2) Candidate Disqualification (3) Filing Statement
- Cl. 5: Grandview Community Centre Funding
- Cl. 6: Investment Matters (Various Funds) September, 1976
- Cl. 7: Increase in Fees - Tax Roll Searches
- Cl. 8: Auto Towing Contract
- Cl. 9: Grant to City of Vancouver Public Housing Corporation
- Cl. 10: Revision of License Fees for 1977

Fire Department Staffing
(Clause 1)

MOVED by Ald. Bird

THAT the recommendations of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Clauses 2 & 3.

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager, as contained in clauses 2 and 3, be approved.

- CARRIED UNANIMOUSLY

Charter Amendments:

- 1) Legal Expenses, Police Officers,
 - 2) Candidate Disqualification,
 - 3) Filing Statement.
- (Clause 4)

MOVED by Ald. Bird

THAT recommendations 'B' and 'C' of the Director of Legal Services, contained in this clause of the City Manager's report, be approved;

FURTHER THAT the Director of Legal Services be instructed to seek the following Charter amendments:

- (i) The Charter presently provides for Council, in its discretion, to indemnify police officers for any legal expenses incurred as a result of any civil or criminal proceeding brought against them.

The new Police Act provides for a new inquiry procedure which is almost as formal as a criminal proceeding and it is almost mandatory for the "accused" officer to obtain legal assistance.

The Police Board has asked that this category of proceeding be added to the existing discretionary power held by Council.

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters

(November 5, 1976) (Cont'd)

Charter Amendments:

(Clause 4) (Cont'd)

- (ii) An amendment to Section 38(d) of the Charter to bring the disqualifications into line with the qualifications under Section 37 respecting electoral offices for Mayor and Aldermen.

- CARRIED UNANIMOUSLY

Grandview Community Centre Funding

(Clause 5)

MOVED by Ald. Volrich

THAT recommendation (1) of the Director of Finance, as contained in this clause be approved;

FURTHER THAT recommendation (2) of the Director of Finance be deferred until the results of the 1977-81 Five-Year Plan Plebiscite are known.

- CARRIED UNANIMOUSLY

Investment Matters (Various Funds)

September 1976.

(Clause 6)

MOVED by Ald. Volrich

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Clauses 7 and 8.

MOVED by Ald. Bird

THAT the recommendations of the City Manager, as contained in clauses 7 and 8 of this report, be approved.

- CARRIED UNANIMOUSLY

Grant to City of Vancouver

Public Housing Corporation

(Clause 9)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY.

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters

(November 5, 1976) (Cont'd)

Revision of License Fees for 1977.
(Clause 10)

MOVED by Ald. Kennedy

THAT the recommendations of the City Manager, as contained in this clause, be approved.

- (amended)

MOVED by Ald. Rankin (in amendment)

FURTHER THAT annual liquor premises license fees be increased by a minimum of \$20.00 per category.

- (lost)

(Ald. Cowie, Kennedy, Sweeney, Volrich and the Mayor opposed)

A tie-vote resulted and, therefore, the amendment was declared LOST.

MOVED by Ald. Cowie (in amendment)

FURTHER THAT annual liquor premises license fees be increased by a minimum of \$10.00 per category.

- CARRIED

(Ald. Kennedy, Sweeney and Volrich opposed)

MOVED by Ald. Harcourt

THAT this clause in the Manager's report be deferred to the Standing Committee on Finance and Administration for consideration.

- LOST

(Ald. Bird, Boyce, Cowie, Kennedy, Marzari, Rankin, Sweeney and the Mayor opposed)

The motion to defer having lost, the motion, as amended and reading as follows was put and CARRIED

"THAT the recommendations of the City Manager, as contained in this clause, be approved;

FURTHER THAT annual liquor premises license fees be increased by a minimum of \$10.00 per category."

(Ald. Harcourt and Sweeney opposed)

Personnel Matters

(November 5, 1976)

Establishment of Additional
Community Health Nurse I
Positions, Health Department
(Clause 1)

MOVED by Ald. Marzari

THAT the recommendation of the Medical Health Officer, contained in this report, be approved.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(November 5, 1976)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Lease of Portion of City-Owned Building -
S/E Corner Granville and Broadway
- Cl. 2: Sale of Industrial Lot - S/S Powell between
Salsbury and Victoria Drives
- Cl. 3: McLaren Electric Building, 1830 West 5th Avenue
Lease of Portion on Main Floor
- Cl. 4: Lease Renewal - 475 Main Street
Traffic Courts and Offices

Clauses 1 - 4 inclusive.

MOVED by Ald. Bird

THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

B. Manager's Report
(November 2, 1976)

Leasing Land for Non-Market Use.

MOVED by Ald. Harcourt

THAT the recommendation of the Director of Finance contained in this report be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt

THAT the offer by the PENTA Co-operative Housing Association to lease the 0.95 acre site at 2nd and Wallace Streets, with the initial rents based on 8% of \$177.900, be approved.

- (deferred)

MOVED by Ald. Boyce

THAT the foregoing motion by Alderman Harcourt be deferred to the Standing Committee on Housing and Environment for further consideration and report back.

- CARRIED UNANIMOUSLY

C. Manager's Report
(October 26, 1976)

Program Budgeting for the
City of Vancouver

MOVED by Ald. Rankin

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

D. Manager's Report
(October 27, 1976)

Street Occupancy - 312 Main Street.

MOVED by Ald. Rankin

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee
on Finance & Administration,
October 21, 1976

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Heritage Festival
- Cl. 2: Canadian Music West - Grant Request
- Cl. 3: Greater Vancouver Artist's Gallery Budget
- Cl. 4: Theatre in the Park
- Cl. 5: License Fee for Liveaboard Boats

Clauses 1 - 5 inclusive

MOVED by Ald. Sweeney

THAT the recommendations of the Committee, as contained in clauses 1, 2, 3, 4 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

Clauses 2 and 4 were CARRIED BY THE REQUIRED MAJORITY.

II. Report of Standing Committee
on Community Services,
October 21, 1976

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Liquor Permit Application - 633 Hornby Street
- Cl. 2: SPARC of B.C. Grant Request - \$5,160.00
- Cl. 3: Charlford House Society for Women Grant
Request - \$2,000.00
- Cl. 4: Billy Bishop Legion - Complaints re Hours
of Operation
- Cl. 5: Akali Singh Sikh Society - Request for Land
- Cl. 6: New Central Hotel - Elevator Problem

Clauses 1 - 4 and 6 inclusive

MOVED by Ald. Rankin

THAT the recommendations of the Committee as contained in clauses 1, 2 and 3, be approved, and clauses 4 and 6 be received for information.

- CARRIED UNANIMOUSLY

Clauses 2 and 3 were CARRIED BY THE REQUIRED MAJORITY

cont'd...

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee on
Community Services
(October 21, 1976) (Cont'd.)

Akali Singh Sikh Society -
Request for Land.
(Clause 5)

MOVED by Ald. Rankin

THAT recommendations 'A' and 'B' of the Committee, as contained in this clause be approved after adding to the end of recommendation 'B':

'and the Thunderbird Area Planning Committee be involved in the planning discussions'.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin

THAT the sale of this land to the Akali Singh Sikh Society be under the same conditions as those approved for St. Margaret's Church, with the exception that item (v) read as follows:

'The date of sale being 120 days from the date of Council's approval of the sale, or the date of the rezoning of the property to allow construction of a temple, whichever is the sooner.'

These conditions are:

- i) a price of lease agreement satisfactory to the City of Vancouver;
- ii) obtaining a development permit;
- iii) entering into agreement with respect to any necessary bulkheads and utility easements;
- iv) paying for the relocation and removal of utilities and services where required;
- v) the date of sale being 120 days from the date of Council's approval of the sale, or the date of the rezoning of the property to allow construction of a temple, whichever is the sooner;
- vi) the purchaser or lessee satisfying himself of soil conditions before entering into an agreement with the City;
- vii) The Society entering into an agreement undertaking to comply with the City's existing policy for aid and/or subsidies to non-profit organizations as approved by Council on December 3, 1974.

- CARRIED UNANIMOUSLY

AMENDED
SEE PAGE 423

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

III. Report of Standing Committee
on Planning and Development,
October 21, 1976

The Council considered this report which contains nine clauses identified as follows:

- Cl. 1: Monthly Status of Rezoning Applications
- Cl. 2: Demolition of Storage Tanks - Gulf Oil
Canada Ltd., North Foot of Bute Street
- Cl. 3: Informal Meeting on Overall Planning Program
- Cl. 4: Preparation of a Design Concept for Area 10B
False Creek City-owned Lands plus Western
Outboard Property
- Cl. 5: Planning Department Staff - Heritage Matters
- Cl. 6(a): Further Information on Six Month Review of
Central Area Development Control Process
- Cl. 6(b): Six Month Review of Central Area Development
Control Process
- Cl. 7: False Creek Water and Waterfront
- Cl. 8: Interpretation of City Council's Policy Regarding
Commercial Development on the Water Area of False
Creek
- Cl. 9: Development Permit Application - Townhouse
Development - 3296 S.E. Marine Drive

Clauses 1 - 4, 6(a), 7 & 8 inclusive

MOVED by Ald. Kennedy

THAT the recommendations of the Committee as contained in clauses 3, 4, 6(a) and 8 be approved, and clauses 1, 2 and 7 be received for information.

- CARRIED UNANIMOUSLY

Planning Department Staff -
Heritage Matters
(Clause 5)

MOVED by Ald. Kennedy

THAT the recommendation of the Committee, and the resolution of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Six Month Review of Central Area
Development Control Process.
(Clause 6(b))

MOVED by Ald. Kennedy

THAT recommendations 'A' to 'F' of the Committee, as contained in this clause, be approved;

FURTHER THAT there be no appeal process to Council but that Council or appropriate Council Committee be advised of any major development or developments that are of major public concern.

- CARRIED UNANIMOUSLY

Regular Council, November 9, 1976. 19

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee on
Planning and Development
(October 21, 1976)

D.P.A. for a Townhouse Development
at 3296 S.E. Marine Drive.
(Clause 9)

MOVED by Ald. Harcourt

THAT consideration of this clause be deferred, pending the
hearing of a delegation from Mr. N. Pelman, as requested.

- CARRIED UNANIMOUSLY

At this point in the proceedings Council varied the
Agenda to consider the following:

Report of Standing Committee on
Planning and Development
(November 4, 1976)

Preliminary Development Permit Application -
Huntington East, 1905 Beach Avenue.
(Clause 1)

MOVED by Ald. Kennedy

THAT the resolution of the Committee, as contained in this
clause, be approved.

- CARRIED UNANIMOUSLY

Report of Standing Committee on
Community Services
(October 28, 1976)

Project Step-Out Bus Transit and
Tours for Senior Citizens.
(Clause 4)

MOVED by Ald. Rankin

THAT the recommendations of the Committee, as contained in
this clause, be approved.

- CARRIED

(Ald. Volrich opposed)

- - - - -

The Council recessed at 6.15 p.m. to reconvene at 10.10 p.m.,
following the Special Council Meeting on Designation of
Heritage Buildings, with the same members present, with the
exception of Aldermen Boyce and Volrich.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

IV. Report of Standing Committee
on Housing and Environment,
October 28, 1976

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Chairman's Progress Report
- Cl. 2: Cheshire Homes Society of B.C. - Site
for the Physically Handicapped
- Cl. 3: Extension of Deadline for the B'nai B'rith
Foundation and Netherlands Association to
Purchase City-owned Land at the N/W Corner
of Bute and Haro Streets
- Cl. 4: Population Trends and Effects on School Enrollments
- Cl. 5: Provincial Home Conversion Loan Program Extension
- Cl. 6: Removal of Density Maximums - Municipal Incentive
Grant Program

Clauses 1, 2, 3, 5 and 6.

MOVED by Ald. Harcourt

THAT the recommendations of the Committee, as contained in clauses, 2, 3 and 6 be approved, and clauses 1 and 5 be received for information.

- CARRIED UNANIMOUSLY

Population Trends and Effects
on School Enrolments.

(Clause 4)

The Council agreed to deal with each of the Committee's recommendations separately, as follows:

MOVED by Ald. Harcourt

THAT recommendation 'A' of the Committee, be approved.

- CARRIED

(Ald. Sweeney and the Mayor opposed)

MOVED by Ald. Harcourt

THAT recommendation 'B' of the Committee be approved.

- (lost)

(Ald. Bird, Kennedy, Sweeney and the Mayor opposed)

A tie-vote resulted and, therefore, the motion was declared LOST

MOVED by Ald. Harcourt

THAT recommendation 'C' of the Committee be approved.

- CARRIED

(Ald. Bird, Kennedy and the Mayor opposed)

MOVED by Ald. Harcourt

THAT the Manager's Report dated October 20, 1976, be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)V. Report of Standing Committee
on Community Services,
October 28, 1976

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Marpole-Oakridge Area Council re Shannon Day Care Society
- Cl. 2: Exterior Renovation of the Carnegie Library Building
- Cl. 3: SPARC re Transportation for the Elderly and Disabled
- Cl. 4: Project Step-Out Bus Transit and Tours for Senior Citizens
- Cl. 5: Request for Surplus Furniture and Equipment by Ray-Cam Co-operative Association

Clauses 1, 2, 3 and 5.

MOVED by Ald. Rankin

THAT the recommendations of the Committee, as contained in clauses 1, 2 and 3 be approved, and clause 5 be received for information.

- CARRIED UNANIMOUSLY

For Council action on clause 4 see page 19.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt

SECONDED by Ald. Rankin

THAT the report of Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

- 1. BY-LAW TO AMEND BY-LAW No.3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW.
(2nd Avenue and Sasamat Street)

MOVED by Ald. Bird

SECONDED by Ald. Harcourt

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was .

MOVED by Ald. Bird

SECONDED by Ald. Harcourt

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

(Ald. Marzari and Sweeney excused
from voting on this By-law)

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

2. BY-LAW TO DIVERT TO OTHER PURPOSES
CERTAIN AMOUNTS OF THE MONIES BORROWED
FOR HOUSING UNDER BY-LAWS NUMBERED 4867,
4817 and 4920 SO THAT IT OR A PORTION
THEREOF MAY BE GRANTED TO THE CITY OF
VANCOUVER PUBLIC HOUSING CORPORATION.

MOVED by Ald. Rankin

SECONDED by Ald. Harcourt

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

The By-law was read a first time, and the Presiding Officer
declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Rankin

SECONDED by Ald. Harcourt

THAT the By-law be given second and third readings and the
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

3. BY-LAW TO AUTHORIZE THE ISSUE OF A
DEBENTURE IN THE AMOUNT OF \$170,473.79
IN LAWFUL MONEY OF CANADA FOR THE
OBJECTS SET OUT IN SCHEDULE "B".

MOVED by Ald. Sweeney

SECONDED by Ald. Rankin

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer
declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Sweeney

SECONDED by Ald. Rankin

THAT the By-law be given second and third readings and the
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Lands for
Lane Purposes
(3505 East 27th Avenue)

MOVED by Ald. Harcourt

SECONDED by Ald. Rankin

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

1. East 5 feet of Lot 8, Block 2, Southwest $\frac{1}{4}$ of Section 51, Town of Hastings Suburban Lands, Plan 1525.

(3505 East 27th Avenue)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes.

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

B. Closure of Portion of Road and
Subdivision with Adjacent Lands.
(Millbank - False Creek)

MOVED by Ald. Harcourt

SECONDED by Ald. Rankin

THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. The building being constructed on Lot 5, False Creek, Plan 16003 encroaches one inch on to the abutting road (Millbank);
3. Lots 3 to 6 are to be resubdivided;

THEREFORE BE IT RESOLVED THAT all that portion of road dedicated by the deposit of plan 16003 lying southeasterly of a line drawn parallel to and 0.10 feet northwesterly from the north-westerly limit of Lot 5, False Creek, plan 16003 and the extensions northeasterly and southwesterly thereof, the same as shown outlined red on plan certified correct by A. Burhoe, B.C.L.S., dated August 17th, 1976, and marginally numbered LF 7826, a print of which is attached hereto, be closed, stopped up and title taken thereto; and

BE IT THEREFORE RESOLVED THAT the said portion of road now closed be subdivided with the adjacent lands.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

C. Allocation of Lands for
Lane Purposes.
(5846 Dumfries)

MOVED by Ald. Harcourt

SECONDED by Ald. Rankin

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

1. East 2.5 feet of Lot 19, Block 1, District Lot 716, Plan 1615.
(5846 Dumfries)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes.

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

D. Allocation of Lands for
Lane Purposes.
(5854 Dumfries)

MOVED by Ald. Harcourt

SECONDED by Ald. Rankin

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

1. East 2.5 feet of Lot 20, Block 1, District Lot 716, Plan 1615
(5854 Dumfries)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes.

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

E. Allocation of Lands for
Lane Purposes.
(5819 Fleming Street)

MOVED by Ald. Harcourt

SECONDED by Ald. Rankin

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

1. West 2.5 feet of Lot 35, Block 1, District Lot 716, Plan 1615
(5819 Fleming Street)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes.

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

Notice was called on the following motion submitted by Alderman Cowie and Seconded by Ald. Volrich, and which was then recognized by the Chair:

1. 4584 West 1st Avenue.

MOVED by Ald. Cowie,
SECONDED by Ald. Volrich,

THAT WHEREAS the Vancouver City Council passed the following motion at its meeting on October 19, 1976:

"THAT the appropriate City officials be requested to issue to the owner of 4584 West 1st Avenue, a development permit and building permit that comply with the proposed roof-line modification illustrated on the sketch submitted by the owners on October 16, 1975, subject to appropriate plans being submitted."

AND WHEREAS the owner has indicated his unwillingness to comply with the conditions set out by Council in the above motion;

AND WHEREAS the owner will not reconstruct the roof-line to Council's wishes at his cost;

THEREFORE BE IT RESOLVED THAT Council rescind its above motion, allow the Board of Variance's permit refusal to stand and instruct the Director of Permits and Licenses to take legal action to ensure that the building is brought within the By-laws.

- (Notice)

The following Notices of Motion were submitted to Council and recognized by the Chair:

2. City Consultants: Tabulation

MOVED by Ald. Kennedy

THAT WHEREAS it is of importance to the City and to the professions that assignments originating in any department or agency under the political control, directly or indirectly, of City Council be equitably distributed;

AND WHEREAS it would be useful to an incoming Council to have before it a tabulation of all commissions for work or services in the fields of planning, engineering, architecture or suchlike consultancy services;

THEREFORE BE IT RESOLVED THAT a tabulation be prepared covering the years 1975 - 76 and updated at 6-month intervals. Such tabulation to give the amounts of contracts and all fees paid thereon.

- (Notice)

NOTICE OF MOTION (Cont'd)

3. Change in Liquor Laws.

MOVED by Ald. Rankin

THAT WHEREAS there are strong indications that Attorney-General Garde Gardom will make a major announcement about liquor laws on November 1, allowing the sale of hard liquor in beer parlours;

AND WHEREAS beer parlour owners are gearing up for such a change in regulations by ordering automated liquor dispensing equipment;

AND WHEREAS beer parlour owners and operators have shown that they cannot cope with the problems of intoxication, even while restricted to the sale of beer, cider and wine;

AND WHEREAS, as a result of poor management by beer parlour owners and operators, the Vancouver Police Department spends over \$350,000 of taxpayers' money per year picking up over 15,000 intoxicated persons for their own protection;

AND WHEREAS Health Minister McClelland has spoken out on combating alcoholism by increasing detox services, and Education Minister Mc Geer has raised ICBC rates and the fine for drunken driving to \$2,000, to cut down on drunken driving, and Human Resources Minister Vander Zalm has expressed the concern of increased social service and welfare costs due in part to a high rate of alcoholism, and Attorney-General Garde Gardom has also expressed a need to cut down on alcoholism;

THEREFORE BE IT RESOLVED THAT the Vancouver City Council strongly protest and oppose any change in regulation to allow the serving of hard liquor in beer parlours;

AND FURTHER THAT the Vancouver City Council request the Attorney-General to, instead, request his fellow ministers, to pass legislation requiring the sale and serving of low 2% alcohol tap beer in beer parlours, along with regular beer, as a means of cutting down on alcoholism and providing a reasonable alternative to patrons who use beer parlours on a regular or irregular basis as social centres.

- (Notice)

ENQUIRIES AND OTHER MATTERS

Meeting of Planning and Development
Committee at the Old Hastings Mill.

Alderman Kennedy

extended an invitation to all Members of Council to attend the November 18, 1976 meeting of the Planning and Development Committee at the Hastings Mill. The Native Daughters of B.C. have invited the Planning and Development Committee to meet at the Old Hastings Mill and to use the table used by the first City Council of Vancouver.

ENQUIRIES & OTHER MATTERS (Cont'd)

Goods Movement Study

Alderman Marzari referred to the Goods Movement Study being prepared by the Engineering Department and stated she has been receiving enquiries from the public about it.
The Alderman requested that the Engineer be instructed to circulate this study to all Members of Council, as soon as it is ready. The Mayor so directed.

Request for Traffic Signals

Alderman Rankin queried whether appeals of the decision of the City Engineer on requests for installation of traffic signals should be made direct to Council. The Mayor advised that all appeals of this nature should be made to Council.

Report on Re-organization of City's Development and Planning Resources.

Alderman Marzari enquired when the report on Reorganization of City's Development and Planning Resources will be submitted to Council. The City Manager advised the report is in final draft form. It is expected it will be submitted to an 'In Camera' meeting of Council at the end of November.

The Council adjourned at 10.30 p.m.

The foregoing are Minutes of the Regular Council Meeting of November 9, 1976, adopted after amended on November 23, 1976.

A. Phillips
MAYOR

B. A. Little
CITY CLERK

Manager's Report, November 5, 1976 (WORKS - 1)

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Extension of Burrard Street Outfall

The City Engineer reports as follows:

"The City has a combined overflow outfall into Burrard Inlet at the north foot of Burrard Street. This outfall is on C.P.R. property and is covered by an agreement with the C.P.R. The C.P.R. is now planning to place rock fill in the area of this overflow necessitating an extension to the outfall pipe. Under the terms of the agreement, the City is responsible for the cost of this extension, which is estimated at \$50,000.

The City Engineer RECOMMENDS that \$50,000 be appropriated from Sewers Capital Account 118/7906, 'Miscellaneous Unappropriated'."

The City Manager RECOMMENDS that the foregoing be approved.

2. Lane West of Lincoln Street - 43rd to 45th Avenues

The City Engineer reports as follows:

"On September 28th, Council deferred consideration of the attached report to allow an opportunity for Alderman Harcourt and any other members of Council to examine the lane with the residents and the City Engineer. This follow-up report is a summary of that meeting which took place in this lane on Saturday, October 16th. The meeting was held on a Saturday so that as many of the 18 residential properties as possible could be represented.

Attending the on-site meeting were Aldermen Harcourt and Rankin, representatives from the Engineering Department, and five (5) local area representatives. One of the five residents was totally satisfied with the paved lane. Three (3) of the others would be satisfied if some modifications were made which would improve, in general, vehicular access to the private properties, and drainage. The fifth resident, Mr. Scott, could not be satisfied with the proposed modifications. He wanted all or a major portion of the paved lane ripped out and redone, or he wanted no charges to be made by the City to the abutting residents for the existing paved lane.

The Engineering Department believes that the requirements of Mr. Scott are unjustified although we propose to improve the lane drainage abutting his property, and we propose to provide a pedestrian step in the asphalt from the lane to this yard.

We must emphasize that this construction work is in the low cost paving program which was commenced in 1972 and has proven to be a tremendous success. The lane work is essentially minor grading and installation of a thin layer of asphalt. If major lane reconstruction were necessary to meet every entrance, this would defeat the low cost paving concept, and would therefore result in substantially less lanes paved.

Each year, requests to pave lanes exceed our ability to finance the City share of this work. Because of the low cost nature of this program, and because there are design difficulties in some lanes, we do remedial work in about 10% of the lanes annually, after the paving work is completed. Since the inception of this popular lane improvement program, no paved lanes have had to be ripped up and no local improvement charges have been deferred. To go along with the request of Mr. Scott would be very expensive and would set a costly precedent.

It is RECOMMENDED that:

- (i) the lane modification work, as prepared by the Engineering Department, be carried out as expeditiously as possible at a cost of about \$800.
- (ii) available funds in the Streets Maintenance Accounts be used to cover this work."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

Manager's Report, November 5, 1976 (WORKS - 2)

3. Tenders for District Works Yard -
Victoria Drive and Commissioner Street

The City Engineer and the Director of Permits and Licenses report as follows:

"On March 11, 1975, City Council approved a report from the City Manager which recommended the purchase of the Sterling Shipyard property for a future City Works Yard. Also, funds were allocated in the amount of \$450,000 for the construction of the buildings for a District Yard on a portion of the site. Designs and estimates have been completed, a Development Permit has been issued, and tenders have been received for the construction of the buildings, piledriving, electrical, painting, fencing and landscaping. These tenders are within the estimated budget and a recommendation will be made to proceed with the works.

Funds, in the amount of \$56,000 were previously committed for preliminary works of clearing and grading, demolitions, sewer, drainage and related facilities. In addition to these preliminary works and the contract works, there are other works such as paving and concrete gravel bunker work which will be performed by City forces and service installations such as Hydro and gas and telephone connections which will be done by the appropriate authorities.

The total of the works previously committed, the contract items and the works to be performed by others including City forces is \$449,349, as follows:

Preliminary Works.....	\$ 56,000
Contract for buildings, piledriving, etc.....	\$222,207
Contract for landscaping	\$ 16,750
Site services and sundry works	<u>\$154,392</u>
	<u>\$449,349</u>

which is within the amount previously budgetted for these works.

The City Architect reports that the drawings and specifications for the project were prepared and public tenders were requested separately for:

- (a) Building Contract
- (b) Landscape Contract

The following tenders were received for the building contract:

<u>Wales McLelland Construction Co. Ltd.</u>	<u>\$222,207</u>
Manson Bros. Construction Ltd.....	\$229,344
Clearspan Shopland & Company.....	\$230,083
Lickley Johnson Palmer Construction Ltd.....	\$234,978
Allan & Viner Construction Ltd.....	\$245,980
M.G. Builders (1971) Ltd.....	\$259,600

All tenders were accompanied by the required Bid Bond and it is in order to award the contract to the low bidder (underlined).

The following tenders were received for the landscape contract:

<u>Maplewood Landscape Ltd.</u>	<u>\$ 16,750</u>
Johnsen Landscape Ltd.....	\$ 17,232
Tom Dinesen Landscape Ltd.....	\$ 20,347
Warrington Landscape Co. Ltd.....	\$ 21,030
K. Moscone Bros.....	\$ 21,500
Jeckway Landscaping Ltd.....	\$ 24,478

All tenders were accompanied by the required Bid Bond or certified cheque and it is in order to award the contract to the low bidder (underlined).

The Director of Finance advises that if Council approves the recommendations of this report, funds are available in account 152/7902 (Provision for Construction - N.E. District Yard).

It is RECOMMENDED that Council:

- (i) Accept and award the building contract to the low tender of \$222,207 submitted by Wales McLelland Construction Co. Ltd.
- (ii) Accept and award the landscaping contract to the low tender of \$16,750 submitted by Maplewood Landscape Ltd.

Both contracts to be to the satisfaction of the Director of Legal Services.

Manager's Report, November 5, 1976 (WORKS - 3)

Clause 3 Cont'd

- (iii) Authorize work to proceed and allocate funds totalling \$449,349 as outlined in the foregoing estimate; the detail appropriations to be set up by the Comptroller of Budgets and the City Engineer.
- (iv) Approve the return of Bid Bonds to the unsuccessful bidders."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer and the Director of Permits & Licenses be approved.

4. Tender No. 29-76-13 - Mercury Vapour and Metal Halide Street Lighting Luminaires

Tenders for the above were opened by the City Manager on September 7, 1976, and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:-

"Funds for all purchases are provided in the Street Lighting Capital Budget.

The 7% Provincial S. S. Tax is in addition to all prices shown in this report.

Local Content claims were made by McGraw-Edison (37%) and Canadian Westinghouse (25%). However, considering that all Luminaires offered are manufactured in Eastern Canada, and all bidders maintain local warehousing and staff, it is our opinion that local content should not be a consideration in this tender. Therefore, the prices shown in this report do not reflect any local content adjustment.

Four bids were received and a condensed tabulation, based on estimated requirements for a one year period, is as follows:-

Powerlite Devices Ltd.	-	\$110,077.00
Westinghouse Canada Ltd.	-	\$115,352.00
McGraw-Edison	-	\$117,510.00
Canadian General Electric	-	\$172,125.00

Powerlite Devices Ltd. have requested their bid be withdrawn because of a pricing error.

We RECOMMEND acceptance of the next low bid submitted by Westinghouse Canada Ltd. for a two year period, at an estimated cost of \$115,352.00 per year."

The City Manager RECOMMENDS that the recommendation of the Purchasing Agent and City Engineer be approved, subject to a contract satisfactory to the Director of Legal Services.

FOR COUNCIL ACTION SEE PAGE(S) 324

A-2

MANAGER'S REPORT, November 5, 1976 (SOCIAL - 1)

SOCIAL SERVICE AND HEALTH MATTERSRECOMMENDATION1. Knight Clinic

The Medical Health Officer reports as follows:

'The Standing Committee on Community Service on June 15, 1976, reported my recommendation for more youth clinic service to cope with venereal disease, birth control, etc. At that time i recommended a weekly evening clinic at each of the City's five health units and also indicated the possibility of 70% funding from Provincial sources.

It has been possible to negotiate the first such unit-based clinic according to the following terms:

1. The location is to be in South Vancouver at 6405 Knight Street (South Health Unit);
2. 'Knight Clinic' would carry out an evening clinical/educational program from 4:30-8:00 p.m., Monday evenings, commencing November 1, 1976;
3. There will be no patient charge but prescribed drugs will be the patient's responsibility.

The following financial terms have been agreed to by the Senior Provincial Health Department staff:

1. Clinical furnishing, equipment and medical supplies will be provided by the Provincial government;
2. Salaries will be supported as follows:

	<u>Cost Per Clinic Session</u>	<u>Recovery From Province</u>	<u>Net Cost to City Per Clinic Session</u>
Medical Health Officer 1	\$ 94.00	\$ 84.00	\$10.00
Community Health Nurse 1 (1975 rates)	35.00	30.00	5.00
Health Service Office Assistant	23.00	20.00	3.00
Nutritionist	23.00	20.00	3.00
Counsellor	23.00	20.00	3.00
Total:	<u>\$198.00</u>	<u>\$174.00</u>	<u>\$24.00</u>

The total cost for period November 1 - December 31, 1976 is \$1,584.00; recovery from the Province is \$1,392.00 and the net cost to the City is \$192.00.

The total cost for period January 1 - December 31, 1977 is \$9,108.00; recovery from the Province is \$8,004.00, and net cost to the City is \$1,104.00.

These recoveries will be minimum for 1977 and may be increased in the new Provincial fiscal year, although there is no guarantee.

Continued on Page 2. . .

MANAGER'S REPORT, November 5, 1976 (SOCIAL - 2)

Clause No. 1 Continued

Your Medical Health Officer recommends that:

- A. The City of Vancouver provide space, utilities and maintenance for Knight Clinic;
- B. The sum of \$1,584.00 be funded to staff the once weekly clinic with a Medical Health Officer I, Community Health Nurse I, Health Service Office Assistant, Nutritionist, and Counsellor for the period November 1, 1976 to December 31, 1976, with \$1,392 to be recovered from the Provincial Government, and that the program continue in 1977 at a net cost to the City of \$1,104.

The Acting Comptroller of Budgets advises that if the foregoing report is approved, funds will be available from Contingency Reserve for the City's share of the cost (\$192), in 1976. "

The City Manager RECOMMENDS that the foregoing report of the Medical Health Officer be submitted for Council's approval.

FOR COUNCIL ACTION SEE PAGE(S) 324

Manager's Report, November 5, 1976 (BUILDING - 1)

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Strata Title Application - Conversion
1820 Bayswater

The Director of Planning reports as follows:

"An application has been received from Wolfgang Schwegler (lawyer) on behalf of the 15 "tenants in common" to convert the (five) buildings, containing 12 dwelling units to Strata Title Ownership.

See appendix 'A' for site plan.

The applicant has submitted the following information:

1. Strata Plans
2. Declarations from the 15 owners of the buildings that they occupy their respective suites and support the application for conversion. There are no rental tenants in this building.
3. Declaration from Franklin Allen M.R.A.I.C. that the buildings are of reasonable quality for their age.

Further to the condition of the said buildings the City Building Inspector reports as follows:

'Extensive alterations are being carried out at the above address as per approved plans and Building Permit No. 78342. Routine inspection was made on July 7, 1976 and procedures of work was discussed at some length, as to required construction of separation walls, with Mr. George Hughes (Project Manager). Rotted joists are presently being replaced and general construction is still in the very early stages. It is the intention of the owners to bring all the buildings up to City Bylaw requirements and the buildings are so constructed to make this possible. Owner is quite conversant with the current bylaws and shows every indication of carrying out the work in a proper manner. Inspections will be carried out on a continuous basis.'

Further to the occupancy of the said buildings the Director of Social Planning reports as follows:

'The Council resolution (March 11, 1976), on strata title conversions reads:

'That where more than 10% of the tenants object to a conversion, it not be permitted.'

In view of the existing support for the application by the present owner/occupants no interviews are necessary.'

Cont'd . . .

Manager's Report, November 5, 1976 (BUILDING - 2)

Clause #1 continued:

Since the existing buildings have been purchased by the present occupants, the Director of Planning with the concurrence of the Director of Permits and Licences and the Director of Social Planning recommends that:

This application be approved, thereby permitting the conversion of these premises to Strata Title ownership."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Development Permit Application #71318
3200 East 54th Avenue (Champlain Mall)

The Director of Planning reports as follows:

"Gerard Wagner, Architect, on behalf of the Hudson's Bay Company, has filed Development Permit Application #71318 for the construction of a 2800 sq. ft. addition to the food retail store, located in the south westerly portion of the building.

Location: South east corner of 54th Avenue and Kerr Street (Champlain Mall Shopping Centre).

Explanation: The proposed addition to the food retail store would have an area of 2800 sq. ft. and would be located within the perimeter of the existing building, in an area now designated for off-street loading facilities.

HISTORY

On April 20, 1971, City Council passed By-law No. 4550, permitting the rezoning of the site to CD-1.

Among the uses permitted were retail establishments, including large supermarkets.

Gross floor area: The floor space ratio was limited to 0.25 (including the total area of all floors of all buildings, including malls, except for areas used for parking purposes and cellars, used for ancillary storage and heating).

On August 15, 1974, the applicant filed Development Permit Application #67892 requesting permission to use a portion of the existing basement as offices and child-minding area and to relax the maximum permitted floor space ratio.

On August 20, 1975, the applicant filed Development Permit Application #71318, requesting permission to construct an addition to the existing retail (supermarket) store and to further relax the maximum permitted floor space ratio from 0.25 to 0.267.

Because the proposed floor space ratio exceeded that previously approved by Council's Resolution, the matter was referred to Council.

Subsequently, Council on December 9, 1975, approved the Development Permit Applications, subject to conditions, which included:

'Prior to the issuance of the development permit, an agreement is to be first registered by the owners of the development to the satisfaction of the Director of Planning and the Director of Legal Services, under Section 24(A) of the Land Registry Act, for the provision and maintenance of the child-minding service.'

Manager's Report, November 5, 1976 (BUILDING - 3)

Clause #2 continued:

PRESENT SITUATION

The applicant has now withdrawn Development Permit Application #67892, deleting his request for permission to use a portion of the basement for offices and child-minding service.

The development as now proposed (e.g addition to the retail supermarket only) would increase the floor space ratio to 0.255 (174,834 sq. ft.).

The application was considered by the Director of Planning on October 18, 1976, who recommends that the application be approved, thereby permitting the construction of an addition to the existing food retail store in an area, now used as off-street loading/unloading facilities (2800 sq. ft.) subject to the provision of the required off-street parking facilities and subject to City Council's approval to permit a floor space ratio of 0.255 instead of 0.25. "

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

CONSIDERATION

3. Liquor Permit Application -
700 Dunsmuir Street

ADDRESS: 700 Dunsmuir Street
Development Permit Application #75744
("The Elephant and Castle")

APPLICANT: Mr. George Pitman
3846 Brandon Street, Burnaby (Tel: 434-0561)
for: Elephant and Castle Restaurant

The Director of Planning reports as follows:

"The above noted development permit application has been filed to use a portion of the main floor of the existing building as a cocktail lounge.

This development is situated in Block 42 bounded by Granville, Dunsmuir, Seymour and Georgia Streets in the Downtown District.

The proposed lounge development will provide an assembly area of approximately 570 sq. ft. and a maximum seating capacity of 35 persons.

The Director of Planning approved this application subject to the condition that prior to the issuance of the development permit:

'This request is referred to the Council Committee on new liquor outlets for consideration and necessary action.'

"

As there is no Community Services Committee meeting scheduled for the weeks of November 1 or 8, 1976, this report is submitted directly to Council.

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

DELEGATION REQUEST THIS DAY: Mr. D. Murphy.

Cont'd . . .

Manager's Report, November 5, 1976 (BUILDING - 4)

RECOMMENDATION

4. Rezoning Application - 3124 Vine Street

The Director of Planning reports as follows:

" An application has been received from Mr. Roberto E. Abraham for G.A.M.A. Enterprises, requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-mentioned property be rezoned from (RS-2) One-Family Dwelling District to (CD-1) Comprehensive Development District for the purpose of:

'Erecting a building, as a demonstration project, comprising of four dwelling units with ground access based on plans prepared by Janos Horvath, Architect. The undersigned is willing to market these dwelling units in accordance with the A.H.O.P. Program for a sum not exceeding \$47,000.00 each.'

SITE DESCRIPTION

The site is located on the Southeast corner of West 15th Avenue at Vine Street. The rectangular site measures 50 feet along West 15th Avenue and 125 feet along Vine Street, giving a total site area of 6,250 square feet. (See Appendix A.)

The site is zoned (RS-2) One-Family Dwelling District and developed with a one and one-half storey plus basement single family dwelling located at the rear of the site. The lands to the North and East are zoned (RS-2) One-Family Dwelling District and developed as such. The lands to the South and West are zoned and developed as an (RS-1) One-Family Dwelling District.

BACKGROUND

Mr. Horvath's proposal was reviewed by the Greater Vancouver Regional District in conjunction with its Compact Housing Demonstration Projects Program. The architect had hoped that his project would be completed in time for viewing by delegates to HABITAT: The United Nations Conference on Human Settlements. As Mr. Horvath was not prepared to commence construction immediately, his proposal was not accepted as a Compact Housing Demonstration Project although it was felt that the concept had some merit.

Mr. Horvath has been discussing his proposed four-plex for this site since February 1975 when discussions began with the Kitsilano Area Planner. In April 1975 the Kitsilano Citizens Planning Committee encouraged Mr. Horvath to try to obtain the required rezoning to permit development. No formal action was taken at this time.

During the fall of 1975 meetings were held by the Kitsilano Area Planner with groups of residents in all the (RT-2) Two-Family Dwelling District and (RS-2) One-Family Dwelling District areas in Kitsilano. As a result of these meetings, held to discuss the form of development for the area, a draft plan has been developed for the conversion areas.

Cont'd . . .

Clause #4 continued:

The current rezoning application is in the draft plan area referred to as Conversion Area No. 1. The committee of residents in this area recommended that no townhouses or apartments be permitted in the (RS-2) One-Family Dwelling District area West of Arbutus Street. The Kitsilano Citizens Planning Committee and the Area Planner agreed with this recommendation and included it as a policy recommendation in the draft plan for Conversion Area No. 1. The main reason for this recommendation is that this area has a primarily single family character with many smaller single family homes on small lots and a lower number of conversions and duplexes than exists in the (RT-2) Two-Family Dwelling District conversion areas.

The draft Plans for conversion areas in Kitsilano have not been dealt with by Council to date but will be presented before the end of this year.

On August 24, 1976 Council, when dealing with a task force report on townhouse development, resolved that:

'Development Permit Applications for townhouse development in RS-2 zones not be approved until these areas are analysed in conjunction with the pending Planning Department's study on low density multiple housing in (RS-1) areas.'

The proposed rezoning now under consideration, if approved, would contradict City Council's resolution.

PROPOSED DEVELOPMENT:

Drawings submitted by the applicant indicate a proposed three-storey 4 dwelling unit building to be constructed on the site.

CALCULATIONS (Submitted by the Architect)

Proposed Floor Space:	5,788 square feet
Floor Space Ratio:	0.925
Site Coverage:	44%
Building Area:	2,056 square feet
Parking Area:	704 square feet
Parking:	1 space per unit (surface parking)

URBAN DESIGN PANEL

The Urban Design Panel considered the application on September 27, 1976 and reported as follows:

'The Panel found this proposal unusual and interesting. The Central common stair provided access to each (and every) floor of the three storey townhouse type units. Because of the spiral effect of the central stair, the floors of each of the units are at different levels. However, the Panel considered this type of development inappropriate for this neighbourhood which consists predominantly of single family dwellings and conversions.

Recommendation: That the rezoning be not approved as this type of development would be inappropriate in scale for the neighbourhood.'

ANALYSIS.

The applicant was informed, prior to the submission of his application, that neither the Kitsilano Local Area Planner nor the Zoning Division would support the proposed use. The proposed use is inappropriate for this area as it would permit development which is of a higher density in an area which is zoned and developed as an (RS-2) One-Family Dwelling District.

Manager's Report, November 5, 1976 (BUILDING - 6)

Clause #4 continued:

This has been further represented by groups of residents in the area and incorporated as a policy recommendation in the draft conversion plan for this area in Kitsilano.

The Urban Design Panel has expressed concern with the scale of the proposed form of development given the existing nature of the neighbourhood.

The Vancouver City Planning Commission when considering the application on October 6, 1976, concurred with the recommendation of the Director of Planning.

RECOMMENDATION: The Director of Planning recommends that the application be not approved. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

DELEGATION REQUEST: Mr. J. Horvath.

CONSIDERATION

5. Non-Market Enclaves: Phase I, Champlain Heights

"The Interim Project Manager reports as follows:

Champlain Heights, Phase I includes four designated 'non-market' enclaves:

<u>Enclave</u>	<u>No. of Units</u>	<u>Acres</u>	<u>Units/Acre</u>	<u>Type of housing</u>
14	244	3.59	68	seniors & personal care
15	115	5.75	20	family rental
18	66	3.99	16.5	family co-op
19	105	8.75	12	family
TOTALS	530	22.08		

It is intended that these enclaves be developed to accommodate low and moderate income people under a variety of N.H.A. programs. The purpose of this report is to recommend allocation of these enclaves to specific groups.

BACKGROUND

Since the time that Champlain Heights was first discussed as a development accommodating a range of incomes, a number of 'non-market' sponsors have contacted the City expressing an interest in this area.

Now that the Champlain Heights development is proceeding, allocation of the enclaves is necessary. In August, 1976, the Interim Project Manager contacted all the groups who had expressed an interest in this project--a meeting was held in September to explain our present position and to request those groups still interested to formalize their intentions by way of a written brief. The following groups responded:

Cont'd . . .

Manager's Report, November 5, 1976 (BUILDING - 7)

Clause #5 continued:

Enclave 14: 1. Netherlands Association/B'nai B'rith
2. Society of Royal Arch Masons
3. Japanese Canadian Society
4. Vancouver Fire Fighters Union (Local 18).

Enclave 15: 1. Adolph Ingre and John Gordon
(Assisted Rental Plan proposal).

Enclave 18: 1. La Petite Maison (Par Value Co-op).

Enclave 19: 1. G.V.R.D. Non-Profit Housing Corporation
(family rental).

Other groups which expressed an interest included The Canadian Self Help Housing Association and Richard Henriquez, Architect (shell house proposal.)

CONCLUSIONS

Staff have reviewed the various briefs and reached the following conclusions:

1. Assisted Rental proposals and Assisted Home Ownership proposals will not be considered eligible for non-market enclaves. The reason for this being, in the case of ARP, a minimum of 75% of the units are not subsidized, and in the case of AHOP, the first purchaser derives all the benefits, as there are no controls on resale prices of AHOP units.
2. Building Co-operatives (as opposed to 'par value' co-ops -- funded by C.M.H.C under Section 34-18 of the National Housing Act) will not be considered eligible for non-market enclaves for the same reasons as stated in '1' above, regarding AHOP.

Staff considered the following criteria when examining the submissions:

1. credibility and reputation of the group.
2. previous experience in general area of housing.
3. population base that is to be served.
4. management capability.
5. financial support.

The conclusions reached were:

Enclave 14

- a combined development of approximately 100 units of self-contained senior citizen accommodation and 150 units of personal care. The project to be sponsored by the Society of Royal Arch Masons and the Japanese Canadian Association.

Staff were of the opinion that the Netherlands Association/B'nai/B'rith were already involved in two major projects in Vancouver (Haro Park Site and False Creek Phase I) and that other groups should be given an opportunity. The Royal Arch Masons and the Japanese Canadian Society have experience and expertise in this field and a joint venture between these two groups is therefore recommended.

Enclave 15

- that an ARP proposal not be considered for this enclave for reasons cited earlier, and that Enclave #15 be left unallocated at this time. This decision is based on the rationale that a worthwhile group may have been overlooked through this

Cont'd . . .

Clause #5 continued:

process. With Enclave #15 undesignated, the City would be in a position to consider other groups or to advertise for additional sponsors in Phase I. (It is noted that Phase II has four non-market enclaves (excluding 9, 10 and 11) which will accommodate 412 units).

Enclave 18

- that La Petite Maison Co-operative Housing Association be allocated Enclave #18. This society has been established for several years and has already received start-up funds from C.M.H.C. This is a par value co-op and would be similar to De Cosmos and Kanata Village Co-operatives.

Enclave 19

- that Enclave #19 be allocated to the Greater Vancouver Non-Profit Housing Corporation. This group has an established record in housing, they have the staff and also the funds to develop this site for family rental housing.

Both the Self Help Housing Association and the 'shell house' concept were considered to be innovative projects worthy of further attention; however, neither were considered to serve a low income group on a continuing basis.

PROGRAM

C.M.H.C. and the Provincial Department of Housing have been kept advised of the City's intentions with respect to Areas E & F. Subject to Council approving the recommendations in this report, staff will work together with the various sponsor groups, C.M.H.C. and the Province to expedite this housing.

The City has not yet set a land value for the non-market enclaves, although a decision has been made that the land will be leased. Following preliminary meetings with the City, the groups and the funding agencies, a report regarding detailed terms and conditions of the leases will be submitted for Council's consideration.

The Interim Project Manager RECOMMENDS that:

- A. Enclave 14 be allocated to the Society of Royal Arch Masons and the Japanese Canadian Society.
- B. Enclave 18 be allocated to La Petite Maison Co-operative Housing Association.
- C. Enclave 19 be allocated to the G.V.R.D. Non-Profit Housing Corporation.
- D. The above allocations be subject to the City, the sponsors and the senior levels of government agreeing to satisfactory terms for the land leases. Following these discussions, the Director of Finance will submit a report for Council's consideration, detailing terms and conditions of the leases."

The City Manager submits the foregoing report for the CONSIDERATION of Council.

A-7

Manager's Report, November 5, 1976 (FINANCE - 1)

FINANCE MATTERSRECOMMENDATION1. Fire Department Staffing

The Fire Chief reports as follows:

"On April 18, 1975, City Council approved the recommendation of the City Manager that a Clerk III position be established in the Fire Department for six (6) months to alleviate the workload brought on by the preliminary agreement with the Vancouver Firefighters' Union.

On September 1975, after examination of the workload by the Administrative Analyst, this position was extended for a further twelve (12) months because:

- A. The additional and continuous workload in the Payroll Section has increased significantly due to the more complex conditions in the final Agreement.
- B. The Director of Finance will be investigating the salary payroll systems throughout the City early in 1976. This investigation would result in organizational and staff changes in all payroll sections.
- C. The workload in the Quartermaster/Purchasing Section has also increased as a result of the new Union Agreement.

The Fire Chief now reports that authorization for the temporary Clerk III position expires October 31, 1976, and no reduction in the workload has occurred since the additional position was created. In addition, the 1976 Agreement with the Firefighters' Union will soon be reached, adding to the workload of the Fire Department Administrative Division.

Throughout the eighteen (18) months of having the temporary Clerk III position however, duties between existing office personnel have been rearranged to utilize the additional personnel and the Fire Chief finds with reorganization of clerical duties, this temporary position, if made permanent, could realistically be reduced in classification to the level of Clerk Stenographer III. This classification would be more beneficial to the Fire Department clerical section and also provide the capability of stenographic work for the Fire Chief which is now not available.

The duties and responsibilities proposed for the position have been reviewed by the Director of Personnel Services who confirms that Clerk Stenographer III is the proper classification. The V.M.R.E.U. have received a copy of this report.

The Fire Chief recommends:

- A. The temporary Clerk III position in the Fire Department Administrative Division be abolished effective November 1, 1976.
- B. A permanent Clerk Stenographer III position be established in the Fire Department Administration Division effective November 1, 1976.

Cont'd . . .

Manager's Report, November 5, 1976 (FINANCE - 3)

Clause #2 continued:

Program fees	\$ 21,256.00
Courts	13,147.00
Pre-school	<u>6,000.00</u>
Total Revenues	\$ <u>40,403.00</u>

SUMMARY OF 1976 ESTIMATED EXPENDITURES AND REVENUES:

	Actual to July 30/76	Estimated July 31/76 to Dec. 31/76	TOTAL
Expenditures	\$ 26,052	\$ 34,511	\$ 60,563
Revenues	<u>(15,160)</u>	<u>(40,403)</u>	<u>(55,563)</u>
Net Cost to City	\$ 10,892	\$ (5,892)	\$ <u>5,000</u>

	Expenditure	Revenue	Net City Cos
Currently Budgeted	\$ 20,000	\$ 15,000	\$ 5,000
Requested Increase	<u>40,563</u>	<u>40,563</u>	<u>-0-</u>
Revised level	\$ <u>60,563</u>	\$ <u>55,563</u>	\$ <u>5,000</u>

The increased level of expenditure is essential if the Centre's program is to continue for the second half of the current fiscal year. It is therefore requested that the authorized level of expenditure be increased by \$40,563, with an offsetting increase of \$40,563 in revenues, so that the increase in program will incur no additional net cost to the City."

RECOMMENDED:

That the increase of \$40,563 be approved at no additional net cost.

The City Manager RECOMMENDS that the foregoing recommendation of the Superintendent of Parks and Recreation be approved.

3. West Health Unit Sub Office - 3998 Main Street

The Director of Permits and Licenses reports as follows:

"On June 1, 1976 City Council approved the following resolution when considering the report of the Standing Committee on Finance and Administration on space requirements for the Health Department:

'a. THAT the expansion of the Health Unit at 3998 Main Street be approved.'

In the Appendix E to the report, the following rough guidelines of costs were given, these were based on rough sketches and costs of alterations on a square foot basis:

Building Improvements	\$75,000
Furniture & Equipment	<u>\$38,000</u>
TOTAL	\$113,000

The Construction and Maintenance Division has completed preliminary plans for the alterations which satisfy the requirements of the Health Department. These drawings are in considerable detail in order to accurately estimate the

Cont'd . . .

Manager's Report, November 5, 1976 (FINANCE - 4)

Clause #3 continued:

extent of the work and furnishings required. The quickest and most economical way to achieve the alterations will be for this Division to complete the working drawings. However, drafting assistance and the services of mechanical and electrical consultants will be required to complete the contract documents satisfactorily for tender purposes.

Detailed costing has now been completed and the revised estimate is as follows:

a) Allowance for drafting & consulting services	\$ 5,000
b) Alterations	86,000
c) Furnishings & equipment including 3 chair dental clinic	<u>37,850</u>
TOTAL	\$128,850

The Director of Finance advises that funds required in the amount of \$128,850 are available from the Health & Welfare Buildings Capital Fund.

It is recommended that:

- A. Funds in the amount of \$5,000 be appropriated from the Health & Welfare Building Capital unappropriated funds for drafting assistance and consulting services for completion of contract drawings and specifications for the alterations to 3998 Main Street.
- B. Authority be given for tenders to be called for a further report back to Council."

The City Manager RECOMMENDS the foregoing recommendations of the Director of Permits and Licenses be approved.

CONSIDERATION AND RECOMMENDATION

- 4. Charter Amendments - (1) Indemnification of Legal Expenses,
Police Officers;
(2) Candidate Disqualification;
(3) Filing Statement

The Director of Legal Services reports as follows:

- "(A) The Charter presently provides for Council, in its discretion, to indemnify police officers for any legal expenses incurred as a result of any civil or criminal proceeding brought against them.

The new Police Act provides for a new "in house" inquiry procedure which is almost as formal as a criminal proceeding and it is almost mandatory for the "accused" officer to obtain legal assistance.

The Police Board has asked that this category of proceeding be added to the existing discretionary power held by Council.

- (B) Section 38 of the Charter disqualifies a candidate and a member of Council if he is "convicted of an indictable offence". Some offences are indictable but punishable on summary conviction: e.g. impaired driving. The Municipal Act and most other similar statutes only disqualify if you are convicted on indictment and not if convicted summarily. In Vancouver, therefore, the disqualification is more severe. I would recommend a Charter change to put Vancouver members of Council and candidates on an equal basis with other jurisdictions.
- (C) Section 47 prescribes the form to be completed by a candidate and needs amending to match changes in qualifications section made last year."

The City Manager submits item (A) of the foregoing report for the CONSIDERATION of Council and RECOMMENDS approval of items (B) and (C).

Cont'd . . .

Manager's Report, November 5, 1976 (FINANCE - 5)

CONSIDERATION

5. Grandview Community Centre Funding

The Directors of Planning and Finance report as follows:

"BACKGROUND

On April 6, 1976 Council approved the recommendation of the Planning & Development Committee:

'THAT \$500,000 from the Cedar Cottage Neighbourhood Improvement Program be allocated for the improvements to the Grandview Community Centre.'

The remaining cost (\$250,000) was to come from the Provincial Government Recreation Fund. The total cost of the above renovation and addition is \$750,000.

Tenders were called on the Community Centre project. The low contract bid of \$750,000 was based on a deadline acceptance of August 21, 1976.

The Parks Board staff in reporting to its Board on August 9, 1976 (see attached extract) noted: 'Without the Provincial Grant or other funds besides the present \$500,000 N.I.P. funds it is impossible to award a contract to any of the bidders.'

The same extract noted that Park Board staff had discussions with N.I.P. representatives and had been advised that \$170,000 presently earmarked for other N.I.P. projects might be available for the Community Centre project.

The N.I.P. Citizen Advisory Committee Chairperson appeared before City Council on August 10, 1976 to outline the above dilemma and suggested the transfer of some \$170,000 previously set aside for Library be used to partially reimburse the City if the Provincial Government did not approve the Parks Board request for \$250,000.

The Park Board in its letter (see attached) also urged that \$250,000 be advanced in order to be able to award the contract. Council resolved on August 10, 1976: 'That Council advance \$250,000 to the Cedar Cottage N.I.P. Committee to allow them to proceed with the construction of the Grandview Community Centre on the assumption that should the Provincial Government grant not be approved the \$170,000 in N.I.P. funds currently earmarked for a Library will be paid to the City in partial reimbursement of this advance.'

The information presented by the Chairperson for Cedar Cottage N.I.P. Committee was in error. The \$170,000 indicated as the sum for a Library was only an estimated cost for that project. N.I.P. funds were never allocated for such project.

It should be noted that City Council did not have the benefit of a staff report on the above matter when the delegation was heard by City Council.

There are a number of problems associated with Council's resolution and approval and the subsequent awarding of the contract. These are as follows:

1. The Recreation Grant will not be forthcoming this year. If a grant is provided this will not be available until after March of 1977.
2. The amount of \$170,000 for a Library was not included as a proposed project to be funded out of remaining N.I.P. money. The proposed projects are as follows:

(a) Clark Park - Phase II	\$120,000
(b) John Hendry Park	50,000
(c) St. Margaret's Community Park	10,000
(d) Commercial Street Walkway - 22nd to Kingsway	82,000
(e) Brock Park	20,000
(f) Kingsway tree planting	12,000

Cont'd . . .

Manager's Report, November 5, 1976 (FINANCE - 6)

Clause #5 continued:

(g) Commercial Street - Sidewalk and tree-planting adjacent to Clark Park		\$ 9,000
(h) Total uncommitted funds		106,504
Uncommitted	\$ 66,504	
Resale of property	40,000	
	TOTAL	\$409,500 (approximately) =====

The details of the above projects have not been approved by City Council.

The Citizen Advisory Committee gives the above projects the following priority:

First Priority

Clark Park - Phase II	\$120,000
John Hendry Park (washrooms - \$15,000); (picnic tables, tree planting - \$35,000)	50,000
Commercial Street Walkway - 22nd to Kingsway	82,000
Commercial Street - Sidewalk and tree planting (adjacent to Clark Park)	9,000
	TOTAL \$261,000 =====

Second Priority

St. Margaret's Community Park	\$ 10,000
Kingsway tree planting	12,000
	TOTAL \$ 22,000 =====

Third Priority

Brock Park	\$ 20,000
	TOTAL \$ 20,000 =====

TOTAL ESTIMATES OF IDENTIFIED PROJECTS	\$303,000 =====
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The Parks Board agrees with the priority list as set out above, with the exception of the John Hendry Park washrooms. These washrooms will be given further consideration when the outcome of the Five-Year Plan is known, with specific reference to the 'Swimming Facilities at John Hendry Park.'

The Cedar Cottage N.I.P. Committee recommends that Council reserve the \$66,504 (uncommitted) plus \$40,000 (approximate recovery from sale of land) i.e. \$106,500 (approximately) in case Provincial Recreation Grant is not forthcoming after March 1977. The Director of Planning suggests that, if Council wishes to reserve additional funds, that the total funds should not exceed the \$170,000 indicated in their resolution of August 10, 1976.

To meet the \$170,000 reserve as outlined in that resolution, the second and third priority items above will have to be dropped and the cost of projects in the first priority group reduced approximately \$21,500.

Central Mortgage & Housing Corporation concurs with this proposal.

The Finance Department advises that the \$80,000 short fall must be dealt with.
(See Director of Finance's recommendation below.)

Cont'd . . .

Manager's Report, November 5, 1976 (FINANCE - 7)

Clause #5 continued:

RECOMMENDATIONS

The Director of Planning recommends:

- (A) THAT the approximately \$106,500 (\$66,500 unallocated and approximately \$40,000 estimated resale value of property) be reserved in case the Provincial Government Recreation Grant is not forthcoming.
- (B) THAT Council appropriate additional money by setting aside the second and third priority projects noted in this report and reducing the allocation of funds for the first priority items to a total of \$63,500.
- (C) THAT the Director of Finance suggest the source of funds for the balance of \$80,000.

The Director of Finance RECOMMENDS:

- (1) THAT \$170,000 be appropriated from Cedar Cottage Neighbourhood Improvement Program cost sharing funds to the Grandview Community Centre renovation project, but, to be repaid should the Provincial Government Community Recreational Facilities Fund Grant be approved in 1977.
- (2) THAT the \$80,000 shortfall be appropriated from one of the following:
 - (a) Cedar Cottage Neighbourhood Improvement Program cost sharing funds (this would leave only \$159,500 to cover the first priority items),
 - (b) The 1974 and 1975 unappropriated balances of the City's Neighbourhood Improvement Program fund (it should be recognized that this would mean the City is paying 100% of the cost on a non-shareable basis),
 - (c) Parks Board Capital funds in the 1977-81 Five-Year Plan if available and if approved (100% City share),
 to the Grandview Community Centre renovation project, but, to be repaid should the Provincial Government Community Recreational Facilities Fund Grant be approved in 1977."

The City Manager submits the foregoing report of the Directors of Planning and Finance for the CONSIDERATION of City Council.

RECOMMENDATION

6. Investment Matters (Various Funds) September, 1976

The Director of Finance reports as follows.

- "(a) Security Transactions during the month of September, 1976.
- (b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF SEPTEMBER, 1976

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
Sept. 8	Canadian Imperial Bank of Comm.	Sept. 14/76	\$ 2,002,978.63	\$ 2,000,000.00	6	9.06
14	B.C. Hydro & Power Authority	Sept. 27/76	2,006,660.27	2,000,000.00	13	9.35
15	Bank of B.C./Greater Van. Water District/B.C.Hydro & Pow. Auth.	Sept. 21/76	3,004,689.86	3,000,000.00	6	9.51
15	Bank of British Columbia	Feb. 14/77	2,080,039.45	2,000,000.00	152	9.61
17	Bank of British Columbia	Dec. 31/76	770,539.73	750,000.00	105	9.52

Clause #6 continued:

21	Bank of British Columbia	Sept. 22/76	4,001,019.18	4,000,000.00	1	9.30
22	Mercantile Bank of Canada	Feb. 14/77	1,037,938.36	1,000,000.00	145	9.55
22	Mercantile Bank of Canada	Mar. 15/77	2,614,410.96	2,500,000.00	174	9.60
24	Mercantile Bank of Canada	Dec. 31/76	512,820.55	500,000.00	98	9.55
30	Bank of British Columbia	Jan. 4/77	1,025,065.21	1,000,000.00	96	9.53
			<u>\$19,056,162.20</u>	<u>\$18,750,000.00</u>		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
<u>Debentures</u>							
Sept. 1	City of Vancouver 9.25%	Sept. 1/90	\$25,000.00	92.00	\$23,000.00	14/0	10.35
16	City of Vancouver 5.00%	May 1/78	<u>40,000.00</u>	94.17	<u>37,668.00</u>	1/7	9.00
			<u>\$65,000.00</u>		<u>\$60,668.00</u>		
<u>Chartered Bank Deposit Receipts & Government Notes</u>							<u>Days</u>
Sept. 15	Bank of British Columbia	Sept. 22/76	\$1,602,856.77	\$1,600,000.00	7	9.31	
22	Bank of British Columbia	Oct. 27/76	<u>3,026,926.03</u>	<u>3,000,000.00</u>	35	9.36	
			<u>\$4,629,782.80</u>	<u>\$4,600,000.00</u>			
			<u>\$4,694,782.80</u>	<u>\$4,660,668.00</u>			

SINKING FUND TRANSACTIONS (SALES)

Date	Type of Security	Maturity Date	Maturity Value	Sale Price	Cost	Term Yrs/Mos.
<u>Debentures</u>						
Sept. 9	City of Vancouver 10%	Dec. 16/94	\$250,000.00	\$245,625.00	\$239,177.50	18/3
10	City of Vancouver 10%	Dec. 16/94	200,000.00	196,500.00	191,805.30	18/3
17	City of Vancouver 10%	Dec. 16/94	200,000.00	198,000.00	193,540.00	18/3
27	City of Vancouver 10%	Dec. 16/94	<u>100,000.00</u>	<u>99,250.00</u>	<u>94,462.58</u>	18/3
			<u>\$750,000.00</u>	<u>\$739,375.00</u>	<u>\$718,985.38</u>	

(b) SUMMARY OF SECURITIES HELD IN GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT SEPTEMBER 30, 1976

Type of Security	Par or Maturity Value	Cash or Book Value
<u>Short Term</u>		
Chartered Bank Deposit Receipts and Government Notes	<u>\$ 85,928,271.28</u>	<u>\$ 82,939,711.58 .</u>

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

7. Increase in Fees - Tax Roll Searches

The Director of Finance reports as follows.

"The City Treasurer/Tax Collector has reviewed the charges for Tax Roll Searches and is recommending an increase from \$1 to \$2 to provide for the following:

Cost per search	\$1.65
Cost for liability account	.35
	<u>\$2.00</u>

Manager's Report, November 5, 1976 (FINANCE - 9)

Clause #7 continued:

Explanation of Tax Roll Search

These searches of the tax roll are normally used by lawyers, etc. in adjusting taxes paid or payable between purchaser and vendor of real property. The present fee of \$1 was set in July, 1972.

Liability Account

A problem that has arisen recently is that there are times that the information provided by the City on a tax search request is not correct due to:

- 1) Payments received by the City do not have any reference and are placed in a suspense account pending review of the outstanding taxes.
- 2) Payments incorrectly credited to a wrong account, i.e. some other tax property.
- 3) Subdivision of property in progress where the taxes are shown on the original property and have not been divided amongst the new properties.

Since the only place the tax information required can be obtained is from the City Tax Office, it seems appropriate that the information given out should be reliable and if there is an error that results in hardship to anyone then the City should make compensation for the loss.

An example of this has recently occurred where a seller of a property had advised that he had paid the taxes (even though he had not). A search of the tax file showed no outstanding taxes therefore the sales adjustment included a credit to the seller for the portion of the City tax. (A cost to the purchaser.)

In fact there were taxes outstanding on the property but due to a subdivision in progress they had not yet been allocated to the specific property and the search therefore showed no outstanding taxes. This information was given out by the City Tax Office.

When the purchaser received his next tax bill, a full year's taxes were outstanding and included penalties. As the seller of the property had gone bankrupt, the purchaser is left with the loss, based on information received originally from the City.

Even though the City is not liable for the information given out, the opinion of the Director of Finance and the Director of Legal Services is that we should increase our charge to provide funds for the few cases where there is an actual loss arising from the information received from the City.

The payments would only be made where there was no recourse for the 'injured' party, i.e. where the other party has gone bankrupt, left the Country, etc. Payments would only be made upon the approval of the Director of Legal Services and the Director of Finance. There are approximately 5,000 applications for tax searches each year and if we increase the fee by 35¢ this would produce a credit of approximately \$1,750.00 per year to cover two to three losses. In light of our experience this should be sufficient.

Increase in Cost of Service

The cost of carrying out the tax searches including forms, postage, computer time, wages and fringe benefits is \$8,260.00. Therefore the average cost per search is.....\$ 1.65

Add to provide for liability......35

Estimated amount to cover the cost of
the search and liability.....\$ 2.00

The Director of Legal Services concurs in this report regarding the provision for the liability.

Cont'd . . .

Manager's Report, November 5, 1976 (FINANCE - 10)

Clause #7 continued:

The Director of Finance RECOMMENDS that:

- A) The charge for Tax Roll Searches be increased from the present \$1 fee to \$2 effective upon approval of this report.
- B) The Director of Finance and the Director of Legal Services be authorized to provide compensation for losses when in their opinion the injured party has no other recourse. This approval to be retroactive to include the present case mentioned in the report."

The City Manager RECOMMENDS approval of the foregoing recommendations of the Director of Finance.

8. Auto Towing Contract

The Director of Legal Services reports as follows:

"A letter has been received from the Insurance Corporation of British Columbia requesting that the tender call for the towing contract be amended to provide that a clause be included in the contract that when I.C.B.C. is ultimately responsible for the payment of towing charges the rate schedule of I.C.B.C. shall apply.

From a legal point of view such a clause, being an agreement between A and B for the benefit of C would be unenforceable as far as I.C.B.C. is concerned since it is not a party to it. Furthermore, enforceability on the part of the City would be impractical as there would be no effective remedy available to us if the clause is violated. It would also seem most unwise that our towing contract should be used as a vehicle to contract the towing charges between I.C.B.C. and the towing industry. If I.C.B.C.'s rates are below market and we oblige the contractor to obey them, then it seems only likely that the difference will appear in the City's towing prices. For these reasons, both legal and practical, I recommend that the request be not approved.

There is an additional and very real practical problem in that tenders close on November 15th, less than a week away, and it would be almost impossible to notify and re-advertise an amendment to the tender call."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

9. Grant to City of Vancouver Public Housing Corporation

The Director of Finance reports as follows:

On June 17, 1975 City Council authorized a loan of \$1,000 to the City of Vancouver Public Housing Corporation in order to meet its incorporation and operating expenses.

It is now apparent that it will be some considerable time before the Corporation is able to repay this loan. In addition, a further amount of \$1,000 is required to meet expenses during the next twelve months. It seems advisable in the circumstances to convert the loan to an outright grant and make a further grant to cover expenses in 1976

The necessary diverting by-law to enable Council to make grants to City of Vancouver Public Housing Corporation from the City's Public Housing Capital Fund is to be presented to Council this day.

Cont'd . . .

Clause #9 continued:

I, therefore, RECOMMEND: Subject to Council approving the necessary diverting by-law
The advance of \$1,000 to City of Vancouver Public Housing Corporation approved June 17, 1975 be converted to an outright grant and a further grant of \$1,000 be made for 1976. Both grants to be met from the Public Housing Capital Fund.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

RECOMMENDATION AND CONSIDERATION

10. Revision of License Fees for 1977

The following report has been received from the Director of Finance and the Director of Permits & Licenses.

"Introduction

In 1975 an analysis and cost distribution was carried out in order to allocate license issuance costs to the category of license issued, in accordance with Council policy that the fee structure is to be set to recover costs, with several exceptions. This analysis and cost distribution encompassed both the License Bylaw and the Vehicles for Hire Bylaw and resulted in an overall increase in license fees, the first since the 1968 Finnis Study which resulted in complete restructuring of license fees effective in 1970.

At Council's direction, the Director of Finance has completely reviewed the fee structure for 1977 and, in conjunction with the Director of Permits and Licenses, recommends category fee changes in the License By-law. None are recommended for change in the Vehicles for Hire By-law except for an approved 1976 recommendation which was not amended in the By-law. There were quite large increases in 1976 and we do not consider that it is necessary to further increase the Vehicles for Hire fees this year. The License By-law changes result primarily from the refined allocation of Police and Health Inspection costs plus inflationary cost increases.

Industrial Waste Control Costs

In previous years these costs have been included as a cost to be recovered in the license fee structure. This year (for 1977) only a nominal portion of these costs have been included as it is essentially impossible to distribute the costs fairly to the categories of business that generate them, using the license category breakdown.

The Director of Permits & Licenses is currently reviewing several possibilities for fairly distributing these control costs to the specific industries generating the costs and will be reporting to Council in due course.

Policy Used

Past and present City policy is the 100% recovery of license fee issuance and inspection costs. To this cost is added a marginal increase, basically a rounding off upward, which will provide a cushion to some degree for anticipated cost increases for 1977. In a few cases, where costs could not be specifically identified, best judgement was used in establishing a reasonable fee.

The recommended category fee changes, be they increased or decreased, are detailed as follows, with any category not being itemized to remain at the fee set for 1976.

Clause #10 continued:SCHEDULE 1Schedule 'A' - License Bylaw No. 4450

<u>Category</u>	<u>Existing (1976) Fee Per Annum</u>	<u>Recommended (1977) Fee Per Annum</u>	<u>Increase/ Decrease</u>	<u>Note</u>
Arcade	\$ 45.00	\$100.00	\$ 55.00	1&2
Auto Dealer	20.00	45.00	25.00	2
Auto Parking	20.00	45.00	25.00	1
Auto Washers	20.00	30.00	10.00	1&4
Barber Shop	7.00/chair	7.00/chair	-	3
	30.00 maximum	45.00 maximum	15.00	
Bath Parlour (Plain)	50.00	100.00	50.00	2
Beauty Parlour	30.00	45.00	15.00	1
Billiard-Room Keeper	100.00	60.00	(40.00)	2
Bowling Alley	20.00	45.00	25.00	1&3
Cleaner	35.00	50.00	15.00	1
Coin Operated Services	35.00	45.00	10.00	1
Conventional Gas Station	20.00	45.00	25.00	1
Corsetier	15.00	20.00	5.00	3
Dance Hall	50.00	100.00	50.00	2
Junk Dealer	20.00	45.00	25.00	1
Laundry	30.00	45.00	15.00	1&4
Milk Vendor & Dairies	30.00	40.00	10.00	1&4
Private School	Delete Category			
Retail Dealer - Food	40.00	45.00	5.00	1
Scavenging	40.00	45.00	5.00	1
Schools - Private	30.00	45.00	15.00	1
Schools - Business & Trade	20.00	45.00	25.00	1
Second-Hand Dealer	75.00	65.00	(10.00)	3
Self-Service Gas Station	20.00	45.00	25.00	1
Transfer Fee (Section 5; Subsection 5)	20.00	25.00	5.00	3
Undertaker	30.00	45.00	15.00	1
Window Cleaner	20.00	30.00	10.00	2
Any Business Trade, Profession or Other Occupation not specifically herein and which is required to pay business tax	20.00	25.00	5.00	3

NOTES:

1. Refinement of Health costs distribution to specific categories
2. Refinement of Police costs distribution to specific categories
3. Refinement of all costs distribution to specific categories, 1977 over 1976
4. Nominal allocation of Industrial Waste Control Office costs

SCHEDULE 2Schedule 'A' - Vehicles for Hire Bylaw No. 4299

Change: After Cabs (0) Class '0', in the paragraph beginning:

'Unless otherwise provided herein.....by this By-Law.'
the amount \$25.00 should be changed to \$35.00.

Costs Included

Costs to be recovered by the license fees include all office and inspection costs of the License Office attributable to licensing. These costs were evenly distributed to all license categories, with a portion allocated to categories requiring extra inspection. Particular cost elements of the Police, Health, and Fire Warden Departments were allocated to specific license categories, where applicable. From this, the new proposed license fee schedule was generated to form the recommendations of this report. This would increase revenues from \$1,872,000 under the present fee structure to approximately \$1,994,000 under the proposed fee structure for 1977.

Cont'd . . .

Manager's Report, November 5, 1976 (FINANCE - 13)

Clause #10 continued:

Apartments, Rooming Houses, Hotels, etc.

No change is recommended for 1977 license fees for the categories of Apartments, Rooming Houses, Hotel, Motel, Duplex, Tourist Court, Multiple Dwelling and Personal Care Home.

Items for Consideration

Horse Racing: This fee was increased in 1976 from \$1,000.00 to \$1,500.00 per license. Each license is transferrable once, for an additional \$20.00, thereby resulting in net cost to each racing group of \$760.00. There are 6 racing groups presently using the horse racing facilities and as there were 113 racing days in 1976, the average daily cost for a license was \$40.00. As a comparison, a circus is charged \$35.00 per day, or \$75.00 per week, concerts are charged \$50.00 per day, or \$100.00 per week with an annual maximum of \$1,000.00, as are boxing and wrestling matches.

Liquor Premises

The present annual liquor premises fees are as follows: Cabarets \$60.00; Dining Lounge \$50.00; Dining Room \$40.00; General License \$50.00; Lounge \$50.00; and Public House \$100.00. The Director of Finance is of the opinion that the fees could be raised by \$10.00 per category but this is not entirely supportable on a cost-analysis basis. It is therefore submitted for Council CONSIDERATION, whether or not Council wishes to increase the license fees in the Liquor categories.

RECOMMENDATIONS

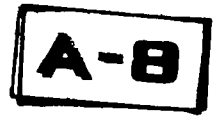
- A. That the license fee modifications (increases and decreases) shown in Schedule 1 in this report be implemented for 1977 and the Director of Legal Services prepare the necessary bylaw amendment.
- B. That the Vehicles for Hire Bylaw be amended as shown for the one change in Schedule 2.

CONSIDERATION

That Council consider whether or not they wish to change the license fees for horse racing and liquor premises and if a change is approved, instruct the Director of Legal Services to bring forward the necessary bylaw amendments."

The City Manager RECOMMENDS approval of the recommendations of the Director of Finance and the Director of Permits & Licenses and submits the questions of license fees for horse racing and liquor premises to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 326-328



Manager's Report, November 5, 1976 (PERSONNEL - 1)

PERSONNEL MATTERS

CONSIDERATION

1. Establishment of Additional Community Health Nurse 1 Positions, Health Department

The Medical Health Officer reports as follows:

"To effectively carry out the Home Care Program following the integration of the V.O.N. Home Care Service, the Metropolitan Board of Health has requested (copy of letter dated October 12, 1976 attached), the establishment of 1.5 additional positions. These positions will be used in various settings to complement the Hospital Liaison function within Home Care. This addition to the existing establishment of 3.5 positions will provide for relief and cover increased work load.

The cost, as set out below, is fully recoverable from the Metropolitan Board of Health in the usual quarterly billings:

	<u>Nov.-Dec./76</u>	<u>Annual Recurring</u> (1977)
<u>Community Health Nurse 1, 1.5 positions</u>		
(a) Salaries at \$1,207 per month:- Plus 8% increase for 1977	\$3,621.00	\$23,472.00
(b) Fringe Benefits (11%):-	399.00	2,582.00
(c) Auto Allowance plus 8% increase for 1977:-	<u>180.00</u>	<u>1,200.00</u>
Total:-	<u>\$4,200.00</u>	<u>\$27,254.00</u>

Your Medical Health Officer recommends that:

As expenditures are fully recoverable from the Metropolitan Board of Health, and thus there will be no cost to the City, 1.5 Community Health Nurse 1 additional positions be established for the Home Care Service, effective November 1, 1976."

The Director of Finance advises that indirect costs for these 1.5 positions of approximately \$11,000 per year are not recoverable from the Metropolitan Board of Health.

The City Manager submits the Medical Health Officer's recommendation for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 328

PROPERTY MATTERSRECOMMENDATIONS

1. Lease of Portion of City-Owned
Building - S/E Corner Granville
Street and Broadway

The Supervisor of Property & Insurance reports as follows:

"Reference is made to the City Manager's report of August 22, 1975, approved by Council August 26, 1975 wherein the Acting Supervisor of Property & Insurance was authorized to offer leases to the individual tenants in the City-owned Dick Building for a maximum period of ten (10) years.

The Dick Building is located on City Lots 1 & 2, Block 351, D.L. 526, Plan 590 being 1490 West Broadway.

By Resolution of Council dated January 27, 1976, six of the tenants in this building were granted term leases ranging from 2 years to 10 years. Pitman Business College Ltd. objected to the increase in rental and its lease could not be reported at the same time until various alternatives were investigated.

The Pitman College is located on the top (third) floor and is not serviced by an elevator. These, together with the fact that the College rents the total floor and carries out its own daily maintenance, are the main reasons why the rental has traditionally been less than other rentals in the building.

After investigation of the costs of reducing the College area and/or installing an elevator, the Solicitor for the Lessee has now agreed to accept a rental increase from the present \$9,000.00 to \$12,000.00 per annum. The Solicitor has requested that the City grant a five-year term lease with rental to be reviewed after two and one-half years. Commencement of the new lease to be October 1, 1976.

It is recommended that the Supervisor of Property & Insurance be authorized to request the Director of Legal Services to draw a lease in favour of Pitman Business College Ltd. incorporating the following:

Location	-	Top floor 1490 West Broadway
Leased Area	-	6000 Square Feet
Rent	-	\$12,000.00 per annum
Rent Review	-	Each 2½ years
Term	-	Five Years
Commencement	-	October 1, 1976

In addition to the foregoing terms and conditions, the lease will include a clause that tenant improvements or alterations will first be approved by the Supervisor of Property & Insurance. "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

2. Sale of Industrial Lot -
S/S Powell between Salsbury
and Victoria Drives

The Supervisor of Property and Insurance reports as follows:

"The following offer to purchase has been received by the Supervisor of Property & Insurance as a result of the City's call for tenders advertised under the authority of the Property Endowment Fund Board. The offer is considered to be favourable to the City and is hereby recommended for acceptance.

cont'd....

Manager's Report, November 5, 1976 (PROPERTIES-2)

Sale of Industrial Lot - S/S Powell
between Salsbury and Victoria Drives
(Clause 2 continued)

Lot 2, Block 2 of Sub. E, D.L. 183, Plan 14985
S/S of Powell Street between Salsbury and
Victoria Drives, Zoned - M-2 (Heavy Industrial)

<u>NAME</u>	<u>APPROX. SIZE</u>	<u>SALE PRICE</u>	<u>TERMS</u>
Giovanni Coletta	49' x 75'	\$39,100.00	City Terms @ 11% "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

3. McLaren Electric Building,
1830 West 5th Avenue -
Lease of Portion on Main Floor

The Supervisor of Property & Insurance reports as follows:

"City Council on July 9, 1974, approved a lease of 6,000 square feet more or less on the main floor of the McLaren Electric Building, 1830 West 5th Avenue to Burrard Design Complex Limited for the period July 1, 1974, to December 31, 1976.

Burrard Design Complex Limited went into Receivership early in 1976 and the Receiver-Manager officially vacated the premises on their behalf on May 31, 1976.

A recent proposal has been received from Canadian Cultured Marble Ltd. to rent these premises under the following terms and conditions.

Lease term to be 2½ years from January 1, 1977, with a right to renew for another 2½ years. Such 2½ year renewal to contain a further right to renew for a period of 5 years.

Rent to be \$2,000.00 per month commencing January 1, 1977.
Rent review after 2½ year period.

Lessee to have the exclusive use of 6 parking stalls.

City to be responsible for heat plus light up to a maximum of \$150.00 per month.

It is noted that the above rental represents current economic rentals for comparable space in this area.

Recommended that the above space be leased to Canadian Cultured Marble Ltd. under the above terms and conditions with a lease drawn to the satisfaction of the Director of Legal Services and the Supervisor of Property & Insurance."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

Manager's Report, November 5, 1976 (PROPERTIES-3)

4. Lease Renewal - 475 Main Street. Traffic Courts and Offices

The Supervisor of Property & Insurance reports as follows:-

"By Resolution of Council dated July 29, 1975, the Supervisor of Property & Insurance was authorized to renew the lease of the premises at 475 Main Street for the Traffic Courts for a period of one year effective October 1, 1975 with an option to renew for a further one-year term.

The premises are jointly occupied by the City and the Attorney General's Department. Although the City occupies the smaller share of the building, it has previously been agreed with the Provincial Government that the City would continue to lease in its name and negotiate with the owners respecting rental, etc. All such negotiations have been carried out in consultation with the Provincial Government. The City and the Provincial Government share the rental and expenses based on the amount of space occupied.

Prior to contacting the Lessor respecting the one-year renewal period, this office determined that eighteen months would be required to complete the City Staff's alternate accommodation in the Public Safety Building. The Department of Public Works also advised that eighteen months was a more satisfactory period of occupancy for them.

The agent was advised on July 16, 1976 that the City wished to exercise its option to renew but wished the term to be extended to eighteen months. By letter dated September 22, 1976 the agent has advised that the owner will grant an extension of eighteen months but the rental for this period will be increased from \$10,982.42 per month to \$14,120.25 per month. The agent also advised that the owner would consider a rental of \$12,551.33 per month if the City entered into a five-year term.

Inasmuch as the City and the Provincial Government only requires an eighteen month term, and further, as the foregoing represents the owners final offer, it would appear the City is faced with accepting the increased rental for eighteen months or vacating at this time. The Director of Legal Services has advised that the City's right to call for arbitration of the rental has been denied by seeking an extension of the Right of Renewal term.

The total building area involved in this report comprises 18,827 square feet of space occupied as follows:-

	<u>Area</u>	<u>% of total area</u>
City By-Law Offices	1,759 sq. ft.	9.34%
City Police Offices	5,273 sq. ft.	28.0 %
Prov. Gov't. Courts & Offices	<u>11,795 sq. ft.</u>	<u>62.66%</u>
TOTAL	18,827 sq. ft.	100.0 %

The costs would again be shared on a pro rata area basis with the City initially paying the costs and recovering from the Provincial Government for that portion of the costs related to Provincial Government Courts and Offices.

Manager's Report, November 5, 1976 (PROPERTIES-4)

Lease Renewal - 475 Main Street.
Traffic Courts and Offices
(Clause 4 continued)

DISTRIBUTION OF COSTS

	<u>Monthly Total</u>	<u>City By-Law Offices</u>	<u>City Police</u>	<u>Prov. Gov't.</u>
Rent (Revised Oct. 1/76)	\$14,121.00	\$ 1,319.00	\$3,954	\$8,848
Hydro (based on 1976 rates)	318.00	30.00	89	199
Janitorial Cost (based on 1976 costs)	<u>2,500.00</u>	<u>234.00</u>	<u>700</u>	<u>1,566</u>
TOTAL MONTHLY COSTS	\$16,939.00	\$ 1,583.00	\$4,743	\$10,613

Increased cost to City for period October 1/76 to December 31, 1976:

	<u>Revised Cost</u>	<u>Presently Funded</u>	<u>Increased Cost to City</u>
City By-Law Offices	\$ 4,749.00	\$ 3,086.00	\$ 1,663.00
City Police Offices	<u>14,229.00</u>	<u>8,148.00</u>	<u>6,081.00</u>
TOTAL	\$18,978.00	\$11,234.00	\$ 7,744.00

It is recommended that:-

- A. The Supervisor of Property & Insurance be authorized to renew this lease for a period of eighteen months, effective October 1, 1976, at a monthly rental of \$14,120.25. All other terms to remain the same as in the previous lease, except the option to renew, and all subject to the approval of the Director of Legal Services.
- B. The additional cost to the City in 1976, amounting to \$7,744.00 to be funded from Contingency Reserve."

The City Manager RECOMMENDS that the foregoing recommendations of the Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 329

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MANAGER'S REPORT

November 2, 1976

TO: Vancouver City Council

SUBJECT: Leasing Land for Non-Market Use

CLASSIFICATION: RECOMMENDATION AND CONSIDERATION

The Director of Finance reports as follows.

"Introduction

The Housing Committee, when considering the Manager's Report on the development proposal for City-owned land at 2nd and Wallace and Foster and Euclid, passed the following recommendations:

- a) that Council reaffirm its policy of leasing City-owned, vacant land to co-ops and non-profit housing groups.
- b) that, in accordance with Council policy, City-owned sites at 2nd and Wallace and Foster and Euclid not be sold for co-op, non-profit housing, but leased with the intent of keeping the cost of the housing units within the ceiling imposed by CMHC assisted home ownership plan, i.e. approximately \$47,000 per unit.
- c) that the co-op groups involved in the development of the sites at 2nd and Wallace and Foster and Euclid discuss with appropriate City officials lease arrangements in terms of the lease presently operating in the False Creek Development; and that Council reaffirm its commitment to the units remaining available for low and medium income families.

City Council, on October 19, 1976, when considering the report of the Housing Committee, raised a number of issues regarding the leasing of land for non-market use. Some of the concerns expressed by Council members are as follows:

- a) valuation of the land for non-market use
- b) the amount of subsidies on the land
- c) control over resale by the non-profit groups
- d) control over the membership of the non-profit groups.

The purpose of this report is to deal with the above noted concerns and to recommend a policy for the leasing of land for non-market use. Further this report will put forth for consideration an offer to lease a City-owned site at 2nd and Wallace by Penta Co-operative Housing Association.

A. Subsidization of the Land

In the past, Council has traditionally provided some subsidies to non-profit groups developing housing on City owned land, and this subsidy has usually been given by discounting the value of the land. In the past, Council has tended either to sell the land to the groups at a value of approximately two-thirds of market value, or to offer the land for lease at preferential rental terms. In recent years, Council has favoured the lease tenure because -

- it provides the opportunity to recoup some of the subsidy over time with escalations in the ground rent.
- the land reverts back to the City at the end of the term of the lease, thus providing the City with the opportunity to redevelop the land at that point in time.
- the lease provides greater control over the use of the land to ensure that it remains in non-market use.

This section of the report will put forth three issues for consideration by Council in formulating a policy on subsidizing the lease of land for non-market use.

1. Valuation of the Land

The issue to be dealt with in the valuation of the City-owned land for sites designated for non-market use is whether the value should be based on its present permitted use, or whether the valuation should be based

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on some lower permitted use. This issue should be seen in the context of the past Council policy of taking the market value of the land and discounting it by some factor (usually 1/3), in order to arrive at a valuation for non-market use.

This issue is of particular relevance for those City-owned sites which were rezoned for instance from RS-1 to CD-1 in anticipation of being developed for non-market use. However, if Council were to develop policy on this matter, consideration would also have to be given to those situations where there was no rezoning involved, or where the City purchased the land at current market prices, or those situations such as False Creek where the previous zoning was industrial.

It is submitted that if the current zoning is ignored, then a benefit or subsidy is conferred on the developer, albeit that the developer is a non-profit group. In the interests of being open regarding subsidies, it is submitted that it is not appropriate to value the land at anything other than its current permitted use.

In the absence of Council direction to the contrary, your officials have given recognition to market value of the land under its present, permitted use when reporting on discounts on land for non-market use. It is recommended that this policy continue as a general rule, except in those cases where Council directs staff to do otherwise.

2. Valuation of Rental Payments

When the City is selling land, it is evident what the proceeds for the sale will be. However, when the City is leasing land with rental payments being made on a monthly basis over a fifty year period, it is not as evident what the value of the lease is to the City. If the rent payments were to be constant over the term of the lease, a relatively easy financial calculation could be made to convert the income stream to a capital value (through present value techniques). However, the process becomes difficult when the lease has escalation and revaluation provisions for the rent, and it becomes a matter of estimating what the rental payments will be in the future. Hence, it should be realized by Council that when staff report on the value of the lease, this valuation will be a 'best guess' of the value of the future income stream.

3. Amount of Subsidy

As stated, Council, in the past, has phrased the subsidy to be given on City-owned land sold/leased for non-market use in terms of a percentage discount from market value of the land. When selling the land, the percentage discount has often been 33%. For leases in False Creek, the percentage discount for non-profit co-operatives has also been in that range.

In formulating a policy on this matter, Council will presumably want a relatively consistent pattern while, at the same time, ensuring that the economics of the non-market development will work. Accordingly, it is recommended that the policy for the future be that the land for non-market use be discounted by 33% from market value (under its current permitted use), and where staff determine that this policy is not appropriate in the circumstances, that this fact be reported to Council, with reasons to explain it, and with recommendations on alternative lease terms.

B. Control over Re-Sale

A concern that is present when Council sells/leases land for non-market use is that the co-operative may, at some point in the future, disband and sell the housing development and individually realize a profit on the sale of City subsidized land.

CMHC, in dealing with this issue, has insisted that the articles of incorporation for the co-operative be such as to prohibit this action. If the co-operative were to disband and sell its development, the articles of incorporation for CMHC funded co-operatives provide that it would have to use the proceeds to contribute to other non-market housing.

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In dealing with this issue in the leases to the Co-operative in False Creek, Council approved the terms of the lease which provided that the majority of the development always be occupied by members of the Co-operative. Further, the lease prohibited the sale (assignment) of the development to anyone else without the City's consent, which consent may be arbitrarily withheld. These provisions give Council substantial control over the ownership of the development and it is recommended that these terms be included in future leases to non-market developments.

C. Control Over Membership

Another concern that is present when Council sells/leases land for non-market use is that the co-operative may shift its membership such that it becomes predominantly middle and upper income people.

CMHC, in their operating agreement with the co-operatives, deal with this issue in two ways. First, the agreement states that a certain, specified percentage of the units in the development shall be occupied by low income families (low income is defined in terms that the rents are greater than 30% of the individual's income). Second, the agreement provides that, where the rents are less than 25% of the individual resident's income, a surcharge will be added to the monthly rent. The effect of this surcharge is that certain residents will be paying rent on their unit which approaches full market rent. In addition, the proceeds of this surcharge will go towards further subsidizing those lower income residents who would otherwise have to pay rent in excess of 30% of their income. Thus, through these two provisions, CMHC has substantial control over the income of the occupants. It will also be noted that the CMHC agreement pretty well requires the co-operative to have some higher income residents in order that funds will be generated to further subsidize the low income residents of the development.

In the leases that were issued to the False Creek co-operative, the CMHC agreement was incorporated into the City lease documents. Further, if the co-operative were to ever breach the CMHC agreement, the lease provides for the ground rent payable under the lease to be increased to full market value. By this technique, the City is ensured that it will not subsidize the co-operative if it loses its low income profile. It is recommended that these two terms be incorporated in future leases to non-market developments.

PENTA Co-operative - Second and Wallace

On October 7, 1975 Council resolved that the Director of Planning be authorized to discuss the subdivision of the City-owned land at 2nd and Wallace to include a development by the PENTA Co-operative and that the Supervisor of Property & Insurance be authorized to discuss suitable lease terms.

Subsequent to the rezoning of the site, the City Manager, in a report dated September 27, 1976, stated that the residual land value for the PENTA site is \$177,900. This residual land value is determined by taking the maximum value of the development (as determined by CMHC) and deducting the cost of construction.

The proposed form of development is twenty townhouses (nine 3-bedrooms, nine 2-bedrooms and two 1-bedrooms) on a 0.95 acre site. The design and development statistics were reported to Council at the time of the rezoning.

The PENTA Co-operative has now requested a lease from the City, with the initial ground rent based upon 8% of \$177,900.

The Director of Finance advises that the value of this lease to the City, with reasonable escalation and revaluation clauses, is in the order of \$210,000. The market value of this site under its present zoning is \$363,000 and accordingly the requested lease terms would mean a write-down on the value of the land of 42%. (The write-down under the previous RS-1 zoning would be 26%.)

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In examining the economics of the proposed development, it is observed that the majority of the parking is being provided underground at a cost of \$80,000. The Director of Finance advises that he does not consider it to be economic to provide underground parking, given the density of the site and land values. It is observed that, if the Co-operative reduced the number of dwelling units by two to three and used the space to provide surface parking instead of underground parking, then the construction costs could be reduced, the economics improved and the Co-operative could afford to pay the City a higher land value.

However, the Co-operative is unwilling to consider such a redesign given the fact that the Planning and Engineering Departments have been urging underground parking for the site. Further, they advise that they cannot afford the costs of redesigning the site.

Accordingly, the offer to lease the site at 2nd and Wallace by the PENTA Co-operative, at an initial ground rent based upon 8% of \$177,900 is submitted for the CONSIDERATION of Council. If Council approves this rent, and hence, the subsidy of 42%, the Director of Finance will report back on other lease terms to be included in the ground lease.

RECOMMENDATIONS

It is RECOMMENDED that -

- A. (i) When City-owned land is being leased for non-market use, the value of the lease be set at two-thirds of the full market value of the land, at its intended use, and
- (ii) Where staff determine that this policy is inappropriate given the economics of the development, the economic situation be reported to Council along with alternative lease terms.
- B. Leases of City-owned and subsidized land to non-profit co-operatives contain the following provisions -
 - the majority of the proposed housing development always be occupied by members of the co-operative.
 - the assignment of the lease be prohibited without the City's consent, which consent may be arbitrarily withheld.
 - the operating agreement between CMHC and the co-operative be included in the lease, and if the agreement were to be breached, the rent under the lease be revalued to market value.

CONSIDERATION

The offer by the PENTA Co-operative Housing Association to lease the 0.95 acre site at 2nd and Wallace Streets, with the initial rents based on 8% of \$177,900, is submitted for CONSIDERATION."

The City Manager submits the foregoing policy recommendations of the Director of Finance for CONSIDERATION.

With regard to the Penta proposal, the City Manager notes that the City's architect for its portion of the site has revised his plans by locating all parking on the surface rather than underground. By this revision, the subsidy has been reduced from 65% to 40% (or 29% if the lease escalates.) It is further noted that the market price is based on \$17,000 per unit which may be considered conservative in view of the density of 23 units per acre.

The City Manager therefore RECOMMENDS that Council not concur with Penta's request as outlined in the foregoing report.

The Committee report of September 30, 1976 and the Manager's report dated September 27, 1976 are recirculated for the information of Council.

C 0377

MANAGER'S REPORT

October 26, 1976

TO: Vancouver City Council

SUBJECT: Program Budgeting for the City of Vancouver

CLASSIFICATION: RECOMMENDATION

The following report has been received from the Director of Finance.

"Introduction

During the past several years, the Finance Department has been monitoring the effectiveness of various applications of modern budgeting techniques by municipal governments.

There are many 'popular' modern budget models such as:

- PPBS (Planning Programming Budgeting System)
- PBS (Program Budgeting System)
- MBO (Management by Objectives)
- ZBB (Zero Based Budgeting)
- PB (Performance Budgeting)

which have been implemented to various degrees. This report will make recommendations as to the procedure that, in our opinion, the City should follow. The basic philosophy behind the recommendations is that the City's approach should be on an incremental basis both in the phasing-in of various departments and boards and the degree of sophistication in the application to the departments and boards.

Objective of This Report

The objective of this report is to examine Program Budgeting concepts and their usefulness to the City and to examine the City's possible approaches to changes in its operating budget concepts and practices. It is treated as a 'given' that while the City's present operating budget system is not entirely unsatisfactory, it can and should be improved, to be of greater value in Council understanding of the City's activities, to assist in priority setting by City Council, and further, to provide a better management tool for the Administration.

Description of the City's Present Budgeting System (excludes Capital)

The City's present operating budget system can essentially be described as a line item budgeting system aggregated on an organizational basis which in a number of cases approaches activity breakdown. This type of budgeting does provide good cost control (based on historic costs) but does not relate the expenditure to other measures of management performance that are inherent in the above mentioned modern budgeting techniques.

Regardless of its shortcomings, though, there will always be a need to retain line item control in the budget. An example of need for retention of line item control was the approach taken by the City of Chicago when, after a three year joint study project, they published a program budget to complement their City's traditional line item format. The announcement stated in part that the 'line-item budget has been retained for control purposes'.

Some of the problems with the existing operating budget process can be summarized as follows:

- 1) The operating budget is normally considered on only a one year time frame basis, and does not always look at the financial ramifications of current decisions in future years.
- 2) The existing budget process provides insufficient useful information about the nature and the level of services presently provided, the reasons for providing the service, or the resources needed to provide varying levels of service.

- 3) The present budget review process assumes to a significant extent that the existing level of service and method of delivery of the service is correct and the review tends to focus on increases sought in the level of service. There is insufficient review of whether the service should be provided at all or should be provided at a lower level.
- 4) There is very little analysis of the value of trade-offs, that is the value of cutting one program in order to expand another program that may have a higher priority or conversely, trade-offs between the elements within a program. This condition arises largely from the fact that our resources have not reached the stage so common in many cities where such trade-offs are absolutely necessary or where service cut backs are mandatory because the money just is not available.
- 5) The budget document does not show the work that is to be carried out or the services performed, it does not state the organizational unit's objectives, nor does it provide any indication of achievement of those objectives.

However, it is not correct to state only that we operate with a line item budget. Much of our budget is structured on a semi-program basis, with the line items existing within programs. What is not done is the priority rating by program nor other than in Engineering do we satisfactorily measure achievement of program objectives.

In certain areas program budgeting is of only secondary value. For instance, the accounting and payroll functions of the City are activities that we must perform. They cannot be abandoned because some other program is said to have a higher priority. Obviously, for activities such as accounting and payroll, the application of P.B.S. is not as advantageous as in many other areas.

Many of the activities in the Engineering Department can be said to be already on a program basis, where conversion to P.B.S. would mean very little change. An example is the Pavements Maintenance Program, which is a sophisticated (i.e. complex) program, with a highly computerized information system used in management control of the program, and which uses multi-year estimates aimed towards highly specific objectives. Implementation of P.B.S. would have little effect on the structure of such a program.

The group of City programs and activities that might be described as being of a social (i.e. public health, welfare grants, certain Social Planning activities), cultural (i.e. auditorium, museums, planetarium, archives), and recreational (i.e. parks, community centres, libraries) nature are those that traditionally have probably not been subject to ongoing rigorous evaluation of priority levels; these programs do not generally have easily quantified objectives therefore performance to the objectives is difficult to measure. This general area of City activity would benefit most from the application of P.B.S.

Theoretical Concepts of Program Budgeting System

In theory, P.B.S. provides (1) the means for identifying goals and measuring achievement of these goals, (2) priority rating those programs for the purpose of trade-offs, and (3) a form of analysis to assist in a means of allocating limited resources by programs.

It requires;

- 1) Identification of both broad and specific organizational objectives and goals.
- 2) Meaningful, measurable and realistic program goals.
- 3) Clear and meaningful measures of accomplishment of goals, usually through a comprehensive management information system.
- 4) That both management and City Council be involved in the goal definition process, be highly committed to the process and further be involved very strongly in the priority rating and trade-off processes.
- 5) Restructuring of the budget and accounting system to match the program/organization unit/goal structure.

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- 6) Often some organizational restructuring.
- 7) A multi-year analysis/projection strategy.
- 8) Full staff commitment and effort at all levels.
- 9) Usually a great deal of money.

The experience of other cities in trying to implement theoretical models of P.P.B.S. or P.B.S. or combined with P.B. and/or M.B.O., Z.B.B., on an all-at-once basis has been unfortunate. It requires an enormous effort and dedication, it is very expensive, it is very upsetting to the organization, and success would appear to be very difficult to attain.

The benefits of P.B.S. can generally be summarized as follows, in the theoretical concept:

- 1) P.B.S. incorporates not just a financial plan but also a managerial plan.
- 2) Gives management the impetus to examine their work and service output and to gauge it in terms of their objectives (this applies to City Council also).
- 3) Gives management the initiative to undertake program analysis in order that they may get more for their money (Vancouver already does this in many areas).
- 4) Focuses attention on the longer run financial implications of budget decisions.
- 5) Provides management with a better tool to communicate their operations to Council and to identify reasons for shortfalls in the attainment of objectives.
- 6) Is a tool to assist in the allocation of existing resources. However, it should not be considered a blank cheque for unlimited resources and organization units are asked to optimize their output, not maximize it.

Recommended Practical Approach to P.B.S. for the City of Vancouver

To attempt to implement a full P.B.S. system across the City as a whole within a short period of time would require a very large allocation of existing staff resources, a large expenditure (in excess of half a million) for consultant's services, and a full commitment by management to its successful implementation. Also, based on the experience of other cities, it is highly likely that this would not really result in what we want or in a workable or accepted system. It is therefore my recommendation that the City adopt an evolutionary procedure capable of being changed as we proceed towards a workable goal. This will allow us to further benefit from the experience of others and to benefit from new ideas as they occur. We hope to accomplish this by the use of existing staff, a modest amount of additional staff, and possibly some consultant use on specific projects.

The following list of activities is our recommended method of achieving a program budgeting system with full capabilities. It is capable of being used in one department and not in others or several departments at the same time who in turn may be at different points in the procedure, depending on their internal skills and resources and the willingness of the management staff to put serious effort into it, as well as available resources from the Finance Department.

The following is the recommended series of steps:

- 1) Determine the most appropriate departments or boards for the implementation of P.B.S.
 - our initial recommendation is the Parks and Police Boards and the Health and Planning Departments.
- 2) Review with the department/board their acceptability and staff requirements. They do not all have to necessarily start together, or be implemented at the same speed.

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- 3) Define the programs (major areas of activity) within the current organizational structure of the selected departments and -
 - a) report any obviously desirable organizational changes that become apparent through the program definition process.
 - b) where programs do not fit the organizational structure (cross departmental lines), introduce aggregation codes into the Budget/Accounting System.
- 4) Define the goals and objectives of each program and identify the various outputs of each program, noting both the quantitative and qualitative aspects of the outputs. Having identified the outputs, develop methods for measuring the outputs, if this is financially and practically possible. In some cases it will not be possible to develop satisfactory measures.
- 5) Include program budget information in budget documentation. This step will be incorporated at any point when information is considered to be relevant.
- 6) Reshape the budget and accounting structure to fit the program structure, so that allocation of resources and activity can be identified by program.
- 7) Formulate broad, long term goals by program for multi-year projections of resource needs.
- 8) Continue to refine and redefine the objectives and goals of the programs.

As departments gain experience and appreciation in measuring their outputs in relation to the inputs of resources, they will be able to assess the impact of changing the levels of service, including alternate delivery methods, and to recommend the reallocation of resources as necessary.

At some appropriate point in the above process, the budget/accounting systems should be changed to accommodate those programs which cross or span the organization units or, conversely, the desirability of making organizational changes to accommodate the programs.

Council would use P.B.S. as a managerial tool, a policy tool, and as a means to facilitate Council's evaluation of staff achievement of objectives. It would also allow Council to make service level trade-offs and to have a longer run appreciation of financial decisions. Council must be kept informed at all stages of the implementation and should become heavily involved in objective setting and priority analysis.

Staffing and Finance Department Reorganization

It must be clearly understood that P.B.S. has a distinct cost in manpower and absorption of time of existing staff, particularly at the management levels. It can be expected that as the implementation proceeds a budget officer will be required in each department (in some cases this position already exists) and additional budget and analytical staff would be needed in the Finance Department, Budgets Division. Staff increases necessitated by improved management information systems for measurement of objectives and their achievement are not determinable at this time but should not be excessive. The provision of specialized program budget expertise in large departments to provide assistance to management appears to be mandatory if results are expected. A review of two Canadian cities showed this to be true. One city had the expertise within a particular department and from all indications was successful, whereas the other city did not have this expertise within the identical department and the department felt that P.B.S. was of little value to them and they merely filled out the forms, etc., making no managerial use of the system.

The City's present Budget Division consists of a Comptroller of Budgets, a Budget Officer, an Assistant Budget Officer and a Secretary, an understaffed function by comparison with most cities. This group presently assembles, initially reviews, and controls the entire City Budget. Budget positions exist also within certain departments such as Parks and Engineering, and some positions in other departments have heavy initial budget preparation responsibilities.

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The Financial Analysis Branch of the Finance Department consists of a Supervisor and two Analysts, whose responsibilities are to handle special projects for the Director of Finance and provide economic, financial, and analytical skills in the areas of analysis and research, policy analysis and policy development. The staff are generalists but have a strong orientation to economics and policy issues. They are also, by default for lack of other staff, heavily involved in staff and line functions in the housing and development area.

We are of the opinion that the budget process, if targeted towards the attainment of P.B.S., requires the infusion of additional analytical skills, to:

- 1) assist departments in the conceptualizing of programs, specification of objectives, and possibly education of staff, and
- 2) assist in developing measurements of activity and systems for collecting data.

It is our recommendation that the Financial Analysis Branch be merged into the Budgets Division. Appendix 1 shows the organization of the Branch and the Division at this time and Appendix 2 shows the recommended amalgamation including the one additional recommended clerical position. Even without the advent of P.B.S., the present budget function requires additional help. The workload on the existing staff is unacceptably high and results in necessary review work not being done.

The estimated increased cost (see Appendix 3 for details) for the reorganization including the additional position and equipment, etc. for 1976 is \$6,515 and the estimated annual increased cost is \$18,000. Funds for 1976 are available within the departmental budget.

If it is found in the P.B.S. design and implementation stages that too much of the Analysts' time is taken by P.B.S. work then their other work will suffer beyond an acceptable level and I will have to ask for additional assistance.

The present function of reviewing the adequacy, with the affected departments, of fees and charges, is dispersed in several places in the Finance Department due to lack of sufficient staff in any one division. This is not a satisfactory arrangement and does not lead to adequately programmed reviews. It would be my intention to include the responsibility for this process in the restructured division.

City of Vancouver's Capital Budget Process

The City's existing Capital Budget process is not overly satisfactory for a number of reasons primarily related to its lack of review on an ongoing basis, related to changing priorities. It tends to be structured on a five year basis because of the necessity for voter approval, and to receive less than adequate review each year during the five years, even though it must certainly be recognized that the departments do make recommendations for changes that are reviewed by Council and in many cases accepted.

The Capital Budget process is further complicated by the fact that we in effect have two Capital Budgets, the basic Capital Budget whose primary source of funds is debenture borrowing and the Supplementary Capital Budget whose primary source of funds is the tax levy. The two Capital Budgets tend to be used for fairly different purposes and are not necessarily amenable to similar preparation and review processes.

It would be my intention to have the Budgets Division report on improved processes for capital budgeting, preparation and review processes, and control procedures, for Council consideration in 1977 as an initial step towards, if possible, integration eventually into the P.B.S. system.

RECOMMENDATIONS

It is RECOMMENDED that

- A. The Financial Analysis Branch be merged with the Budgets Division and be retitled Budgets and Research Division.
- B. The position of Comptroller of Budgets be retitled to Comptroller of Budgets and Research.
- C. That an additional position of an Accounting Clerk II be approved for the Division, subject to classification by the Director of Personnel Services.
- D. The necessary additional equipment and renovations be approved at an estimated cost of \$5,950, funds to be provided within the departmental budget.
- E. The increased operating cost amounting to \$565 for 1976 be provided within the departmental budget.
- F. The Director of Personnel Services review salary classifications of the positions affected by the reorganization.
- G. The City adopt the procedure outlined in this report for budget modification relating to a P.B.S. system.

A copy of this report has been forwarded to the Business Manager of the Vancouver Municipal and Regional Employees Union."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 329

DISTRIBUTED MONDAY

D

MANAGER'S REPORT

October 27, 1976

TO: Vancouver City Council

SUBJECT: Street Occupancy - 312 Main Street

CLASSIFICATION: RECOMMENDATION

The Assistant Director, Inspection and Enforcement Division, Department of Permits and Licenses and the City Engineer report as follows:

"An application has been received from the Construction and Maintenance Division of this Department to occupy a portion of Main Street between Cordova and Hastings in connection with the renovations to the Public Safety Building. A section of the proposed street occupancy would extend 23.5 feet into the Main Street allowance.

Under the provisions of Subsection 1.14.4 of Building By-law 4702, City Council approval is required if the occupancy of any street extends more than 20 feet from the street line.

A plan of the proposed street occupancy has been submitted to the City and meets with the approval of the City Engineer. It is felt that the proposed street occupancy will provide sufficient protection to the public during the course of construction, and disruption of traffic will be kept to a minimum.

I therefore RECOMMEND that approval be granted to the contractor, Turnbull and Gale Construction Company Ltd., to occupy approximately 23.5 feet x 100 feet of Main Street in connection with the renovation work of the Public Safety Building for a period not to exceed 18 months."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses and the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 330

REPORT TO COUNCIL

I

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

October 21, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, October 21, 1976 at approximately 1:30 p.m.

PRESENT: Alderman Sweeney, Vice-Chairman
Alderman Kennedy
Alderman Marzari

ABSENT: Alderman Volrich

COMMITTEE CLERK: G. Barden

RECOMMENDATION1. Heritage Festival

The Committee had for consideration a Manager's report dated October 8, 1976 (copy circulated) wherein the Director of Social Planning requested that \$40,000 be provided in the Revenue Budget from the 1976 Contingency Reserve for a month long "Heritage Festival" in June, 1976.

Mr. E. Fladell, Social Planning Department, reported there is tremendous enthusiasm and support for such a festival in the arts community, media, business and tourist industries. In order to secure Federal and Provincial shares of funding and to schedule performances, a commitment from the City is essential at this time. The Heritage Festival Society has committed an amount of \$40,000.

Mr. R. Carey, Community Arts Council, supported the proposed festival and stated it would draw tremendous attention to the arts and crafts in the whole community.

Following further discussion it was

RECOMMENDED

- A. That \$40,000 be provided in the Revenue Budget from Contingency Reserve for 1976 subject to satisfactory financial commitments for equal cost sharing being received from the Federal and Provincial Governments by December 31, 1976.
- B. That Social Planner Ernie Fladell co-ordinate the Heritage Festival for the City and be authorized to contact Federal and Provincial officials to apprise them of this proposed civic sponsored program and to obtain matching funds.
- C. That June 1977 be proclaimed "Vancouver Heritage Month" and that the City undertake to involve as many interested local groups as possible to contribute to this event.

2. Canadian Music West - Grant Request

The Committee had for consideration a Manager's report dated September 29, 1976 (copy circulated) wherein the Director of Social Planning reported on a proposal to open a branch of the Canadian Music Centre in Vancouver to serve Western Canada. The Canadian Music Centre's income is derived principally from the Canada Council, Provincial Governments including B.C., Alberta, Quebec and Ontario, and the municipalities in which the centres exist.

Cont'd . . .

Standing Committee of Council 2
on Finance and Administration
October 21, 1976

Clause #2 continued:

A delegation headed by Dr. A. E. Clingman, Chairman, Ad Hoc Committee, for the project, requested \$15,000 from the City towards the expense of establishing and/or maintaining a Canadian Music Centre in Vancouver.

The Committee questioned the amount of continuing funding and Mr. Fladell stated that it would be in the area of \$5,000 annually. It was noted that space is available in the Community Music School which would be a good location for the purpose of starting up the operation. The Ad Hoc Committee suggested that the City support might lie in the direction of funding this space to the mutual benefit of the Community Music School and the Candian Music Centre/Vancouver.

Following further discussion it was

RECOMMENDED

- A. That \$5,000 be approved as a grant to Canadian Music West for rent and other office expenses;
- B. That the City Architect, Mr. A. Langley, be empowered to approve the sub-leasing of mutually agreeable space at the Community Music School to Canadian Music West;
- C. That all the above be subject to confirmation from the appropriate parties advising the Director of Social Planning that this project has received the anticipated funding from Canada Council, the Provincial Government and the private sector.

3. Greater Vancouver Artist's Gallery Budget

The Committee had for consideration a Manager's report dated October 8, 1976 (copy circulated) wherein the Director of Social Planning reported on the Greater Vancouver Artist's Gallery Budget. In April, 1976 \$22,767 was requested by the Society from the City as its share of the costs for the Gallery. Council approved half the amount (\$11,384) with a review in six month's time.

Ms. F. Fitzgibbon, Director of the Artist's Gallery Society, went over the Society's operating expenses for the period May 1, 1976 to April 30, 1977 and funding as follows:

Monthly Operating Costs:

Salaries (2 persons)	\$1692.
Fringe benefits	102.
Office Supplies and Services	100.
Telephone	20.
Rent	300.
Utilities	50.
Framing and repairs	100.
Transportation	70.
Total Monthly Costs	\$2434.
	=====

Projected to 12 months plus \$168. per month salary adjustment for January through April, 1977 \$29,880.

Funding by Source:

B.C. Cultural Fund	\$5,000.	
Habitat Festival Society		
for services rendered	1,500.	
Local Initiative Program		
for April & May, 1976	2,000.	8,500. (total funding exclusive of City's funds)

Balance to be funded \$21,380." =====

Cont'd . . .

Clause #3 continued:

Mr. E. Flodell of the Social Planning Department reported that the Society has received from the City \$7,589.32 of the \$11,384 allocated for the period April 30, 1976 to September 30, 1976, leaving an undisbursed balance of \$3,975. Further, the City has realized revenue of \$2,406 during this six month period, so that the net cost to the City during that period is \$5,183. The Society has applied for a local initiatives grant for the period effective December, 1976, and, whatever amount is received from this source will further reduce the funding required of the City. There will probably also be further revenue generated by the sale of prints, to be credited to the City.

Following discussion it was

RECOMMENDED

- A. That the contract which commenced on May 1, 1976 and continues until October 31, 1976 be renewed as of November 1, 1976 to run for six months to April 30, 1977. Further, that compensation of \$9,816 be established as further City cost which, together with the undisbursed balance of \$3,975, as previously approved, will suffice to fund the Society's services to April 30, 1977, with such cost to be partially defrayed by any LIP funding, or sale of prints revenue during that period.
- B. That this matter be reviewed again at the end of March, 1977 with a view toward further reducing the City's share by virtue of Gallery receipts for sales of banners and flags as well as other funding it may receive for operational expenses from LIP and other sources. These would be applied against the City's share of cost for services in the contract period April, 1977 to March, 1978.

4. Theatre in the Park

The Committee had for consideration a Manager's report dated October 12, 1976 (copy circulated) wherein the Director of Social Planning reported on the Theatre in the Park's worst financial loss since its inception in 1969. The summer of 1976 was the worst in a generation and the Theatre in the Park suffered losses in excess of \$40,000.

The Director of Social Planning reported that the Finance Committee in June, 1976 turned down a request by Theatre in the Park to establish and implement a fund to ensure against disastrous financial effects of an unusually wet summer. The Committee suggested that in the event of such a financial disaster due to inclement weather the Theatre in the Park could appeal to City Council for a supplementary grant.

Following further discussion it was

RECOMMENDED

THAT due to special circumstances a grant of \$10,000 be approved for the year 1976, to help the Theatre in the Park Society cover their \$40,000 deficit, on the condition that the Society will make every effort to find alternate bad weather sites for performances during the 1977 season.

5. License Fee for Live-aboard Boats

The Committee had for consideration a Manager's report dated September 21, 1976 (copy circulated) wherein the Director of Finance recommends a 38% increase in license fees for live-aboard boats in Vancouver. The report outlines the basis of the current fee structure, increases in property taxes, suggested increase in fee structure, and future amendment procedures.

Clause #5 continued:

Current fee structure is as follows:

<u>" Length of Boat</u>	<u>Annual Fee</u>
0 - 21'	\$144.00
22 - 30'	168.00
31 - 39'	204.00
40'+	252.00"

The fee schedule recommended effective January 1, 1977 is as follows:

<u>" Length of Boat (Lineal Feet)</u>	<u>Annual Fee</u>
0 - 21	\$199.00
22 - 30	232.00
31 - 39	282.00
40 +	348.00 "

It was noted that a two-year period between revision of fees means large increases to catch up to current costs, and it was felt the fee schedule should be revised annually.

Following discussion it was

RECOMMENDED

A. That the 1977 fee schedule for live-aboard boats be as follows:

<u>Length of Boat (Lineal Feet)</u>	<u>Annual Fee</u>
0 - 21	\$199.00
22 - 30	232.00
31 - 39	282.00
40 +	348.00

B. That this fee schedule be revised annually in the future.

The meeting adjourned at approximately 2:15 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 330

PART REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

II

OCTOBER 21, 1976

A meeting of the Standing Committee of Council on Community Services was held on Thursday, October 21, 1976, in Committee Room No. 1, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Rankin, Chairman
 Alderman Marzari
 Alderman Sweeney

ABSENT: Alderman Boyce
 Alderman Volrich

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Liquor Permit Application - 633 Hornby Street

The Committee had before it for consideration a Manager's Report dated October 7, 1976 (copy circulated) on the application of Mr. B. Williams for Development Permit Application No. 75330 to use the second floor of the existing two storey building at 633 Hornby Street as a restaurant and cabaret.

A representative of the Planning Department and the applicant appeared before the Committee on this matter, and following brief discussion, it was

RECOMMENDED

THAT the application of Mr. B. Williams for Development Permit Application No. 75330 to use the second floor of the existing two storey building at 633 Hornby Street as a restaurant and cabaret be approved.

2. SPARC of B.C. Grant Request - \$5160.00

The Committee had before it for consideration a Manager's Report dated September 29, 1976 (copy circulated) in which the Director of Social Planning reported on the objectives and some of the services provided in Vancouver by the Social Planning and Review Council (SPARC). In the Manager's Report, the Director of Social Planning recommended a grant of \$5160.00.

Ms. Mary Knox, President of SPARC, appeared before the Committee and distributed copies of various publications from SPARC.

During discussion, the Committee noted that the work of the Social Planning and Review Council does complement the work of civic staff, and following consideration, it was

RECOMMENDED

THAT City Council approve a grant of \$5160.00 to Social Planning and Review Council to be used as follows:

- a) \$4900.00 for the salary of one staff person half time for seven months (October 1976 to April 1977) to work with City Departments and community groups on social research projects.

Clause No. 2 Continued

- b) \$260.00 for organizational costs for the development of the Coalition of the Disabled.

3. Charlford House Society for Women Grant Request - \$2000.00

The Committee had before it for consideration a Manager's Report dated September 30, 1976 (copy circulated) in which the Director of Social Planning reported on the operation of Charlford House Society for Women, a recovery home for female alcoholics located in Burnaby. It was noted in the report that 75% of the residents are referred from the Vancouver Pender Detox Centre since there is a shortage of such facilities for women in Vancouver City.

A representative of the Social Planning Department, a member of the Board of Directors of Charlford House Society and a number of former residents of the establishment appeared before the Committee on this matter, and it was pointed out during discussion that the Alcohol & Drug Commission had reduced its grant to Charlford House for the 1976/1977 funding year. A representative of the Social Planning Department stated there are indications Charlford House will receive full funding for the 1977/1978 operating year.

Following further discussion, it was

RECOMMENDED

THAT a grant of \$2000.00 be approved to be used for salaries of staff of Charlford House Society for Women for the period ending March 31, 1977.

INFORMATION

4. Billy Bishop Legion - Complaints re Hours of Operation

The Committee had before it for consideration a Manager's Report dated October 7, 1976 (copy circulated) in which the Director of Permits and Licenses reported on a petition from residents in the vicinity of Billy Bishop Legion in which they complained of noise and parking problems and requested an 11:00 P.M. closing time.

The Director of Permits and Licenses, the manager of the Legion and a number of residents in the area appeared before the Committee on this matter, and it was pointed out to the Committee that hours of operation of such establishments are determined by the Liquor Administration Branch and the Committee could recommend the Liquor Administration Branch require an earlier closing time than the present 1:00 A.M.

Several residents from the area addressed the Committee and complained about noise, parking and traffic problems and vandalism.

During discussion, it was noted this establishment has only twelve parking spaces; however, as it is a non-conforming use, it is not required to provide additional parking.

Residents claimed the open ended parking lot constitutes a danger to some children in the neighbourhood.

Clause No. 4 Continued

The manager of the Legion told the Committee that in his opinion noise from the Legion is not unreasonable and that if its hours of operation were restricted to 11:00 P.M., it would likely have to close completely as it would then not be in a position to rent out the upstairs floor for dances and concerts.

The manager stated the Legion does respond to complaints of noise and that the establishment is in complete compliance with all existing by-laws. The manager suggested there are very few police reports on the operation of the Legion and suggested the Committee check with the Police Department.

Following further discussion, it was

RESOLVED

- A. THAT the Committee request the Chief Constable to investigate complaints of residents in the vicinity of the Billy Bishop Legion regarding noise and vandalism;
- B. THAT the appropriate City Inspectors review complaints of noise and other pertinent issues;
- C. THAT the City Engineer investigate methods by which safety at the parking lot of the Billy Bishop Legion could be improved and how parking in the area could be improved;

all of the above to be reported back to the Community Services Committee.

RECOMMENDATION AND CONSIDERATION

5. Akali Singh Sikh Society - Request for Land

The Committee had before it for consideration a Manager's Report dated September 28, 1976 (copy circulated) in which the Director of Planning and the Supervisor of Property & Insurance reported on the request from the Akali Singh Sikh Society for a 3 to 5 acre site on which to build a new temple.

It was noted in the report the Society specifically has expressed an interest in two City-owned sites:

- a) Property on the south side of Grandview Highway at Penticton Street, adjacent to Beaconsfield Park;
- b) A site in the area commonly called Thunderbird Island, being bounded by 1st and 5th Avenues, Skeena Street and Highway 401.

The Supervisor of Property & Insurance, a representative of the Planning Department and the applicants appeared before the Committee on this matter, and during discussion, the applicants indicated they prefer the first site at Beaconsfield Park.

It was also noted during discussion that St. Margaret's Church, which had requested a portion of the property at the Thunderbird Island site, apparently is no longer interested in acquiring this property.

It was also noted during discussion that a Public Hearing would be required before the Society could proceed with construction of its temple.

Clause No. 5 Continued

Mr. R. Youngberg of the Planning Department advised the Committee that from a planning point of view the Thunderbird site is preferable as it is not suitable for residential uses, whereas, the five remaining acres at the Beaconsfield Park site could be utilized for housing.

During discussion, the Committee noted that Council, last year, approved the sale of 3 acres at the Beaconsfield Park site to the Italian Folk Society for a community centre type of development and that there are two other community centres not far from Beaconsfield Park.

A spokesman for the applicants conceded that while they prefer the Beaconsfield site, the property at the Thunderbird Island location would not have building foundation problems which exist on the Beaconsfield property.

Addressing himself to points contained on Page 3 of the Manager's Report which indicated that the Society may not meet all criteria for eligibility for aid and/or subsidies to non-profit organizations, the Society's spokesman told the Committee the Akali Singh Sikh Society is a church, the same as St. Margaret's Church and that the Society is applying for subsidized land.

The spokesman told the Committee the Society plans to spend approximately \$500,000 to \$600,000 to build its new temple. This is above the cost of land.

The Society's spokesman, viewing the map of the Thunderbird site (Appendix B to the Manager's Report), indicated a preference for a southerly portion of the site as the northern end of the site would be too narrow.

Following further discussion, it was

RECOMMENDED

- A. THAT a site of approximately 3 to 4 acres be selected in the Thunderbird Island area for sale to the Akali Singh Sikh Society.
- B. THAT the matter of the most appropriate form of subdivision and the conditions of development for both the institutional and industrial sites in keeping with the surrounding development and the adopted neighbourhood plan be referred back to the Director of Planning for report to the Standing Committee on Planning and Development.

CONSIDERATION

THAT Council determine whether the disposition of the site is to be at a subsidized figure and if so, the amount of the subsidy involved; all other conditions of sale would be the same as those approved for St. Margaret's Church (Appendix C of the Manager's Report) with the exception that Item (v) be amended to read:

"The date of sale being 120 days from the date of Council's approval of the sale, or the date of the rezoning of the property to allow construction of a temple, whichever is the sooner."

INFORMATION

6. New Central Hotel - Elevator Problem

The Committee had before it for consideration a letter dated October 8, 1976, from the Downtown Eastside Residents Association complaining of continuing breakdowns of the elevator at the New Central Hotel, 42 East Cordova Street. The letter included a petition from tenants of the hotel.

The Director of Social Planning appeared before the Committee on this matter and presented a copy of a letter dated October 20, 1976 from the Assistant Manager- Administration of Central Mortgage & Housing Corporation, which is the "mortgagee in possession" of the hotel.

During consideration of this matter, the Committee noted there was no representative of C.M.H.C. present at the meeting and following consideration, it was

RESOLVED

THAT the Committee write to the Assistant Manager- Administration of Central Mortgage & Housing Corporation requesting that a representative appear before the Community Services Committee with a representative of the contractor who has the elevator service contract at the New Central Hotel to discuss the matter of the continuing problems of elevator service in the hotel.

The meeting adjourned at approximately 5:30 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 330-331

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

OCTOBER 21, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, October 21, 1976 at approximately 3.30 p.m.

PRESENT : Alderman Kennedy
Alderman Bird
Alderman Cowie
Alderman Harcourt (Items 3 - 9 only)

CLERK TO THE
COMMITTEE : M.L. Cross

INFORMATION1. Monthly Status of Rezoning Applications

The Committee considered a memorandum from the Planning Department dated October 11, 1976 forwarding the Monthly Status of Rezoning Applications as of September 30, 1976 (on file in the City Clerk's office).

RESOLVED

THAT the Monthly Status report as of September 30, 1976 be received.

2. Demolition of Storage Tanks - Gulf Oil of Canada Ltd.
North Foot of Bute Street

The Committee considered a report dated October 14, 1976 (on file in the City Clerk's office) which the City Manager submitted for information. In the report the Director of Planning advises that an application has been received for the demolition of all but one of the Gulf Oil storage tanks located on the north foot of Bute Street. Gulf Oil will retain the wharf and relocate a 315,000 gallon tank from the west to the east end of the site. This relocation would require a development permit and a further report will be submitted to the Committee when the application is received.

Mr. T. Nonay, Central Area Planning Division, stated that the Fire By-law regulations require newly installed tanks to be underground or covered by 3 ft. of earth. Under these circumstances Gulf Oil has not decided if they will proceed with relocation but the Committee will be further advised.

RESOLVED

THAT the report of the City Manager dated October 14, 1976 be received.

cont'd.....

Report to Council
Standing Committee of Council
on Planning and Development
October 21, 1976

Page 2

3. Informal Meeting on Overall Planning Program

The Committee considered a report dated October 13, 1976 (on file in the City Clerk's office) which the City Manager forwarded for information.

In the report the Director of Planning advises that an informal meeting of civics staff and members of Council to discuss the Overall Planning Program was held on Thursday, September 30, 1976. It was noted that arising out of a survey of planning philosophy completed by both staff and members of Council, there was considerable disagreement on the functions of planning, the nature of public interest, goals and the planner's role, perceived effectiveness of a comprehensive plan, and the relationship between Overall Planning and Area Planning.

The Overall Planning staff provided a simple generic definition of planning i.e. "planning is the process of trying to make knowledgeable decisions today about things which have consequences in the future." Overall Planning is concerned with decisions affecting the overall future welfare of the city and the purpose of the Overall Planning Program is to "try to make decisions better by increasing the level of knowledge or understanding upon which they are based." Several alternatives for fulfilling this purpose were discussed in the report. As a preferred alternative the report suggests a continuing overall planning resource which was "based on an understanding of the city; accessible to the public; related to concrete decisions and actions; able to deal with dissensus and responsive to change and uncertainty."

There was considerable discussion and debate at the informal meeting on five broad areas of concern:

- General Directions for Overall Planning
- The Importance of Understanding the City
- Advocacy Planning
- The Role of Communication
- Alternative Management Approaches

From the various points of views expressed a number of specific conclusions which seemed to have general agreement from those present were drawn. It was agreed that these statements should be brought to the attention of the Standing Committee on Planning and Development and Council.

After discussion the Committee

RECOMMENDED

THAT the following statements on overall planning be endorsed in principle and referred to the in-coming Council.

- "- Preparation of a formal bound "plan" document (offspring of Bartholomew) does not appear to be relevant for Vancouver at this time.
- A "looseleaf" collection of information about the city should be compiled. This information should be available in at least a preliminary form for the new Council to help toward a better understanding of the city.

cont'd.....

Clause #3 Continued

As Council formulates new policies, these should also be collated in a looseleaf document.

Staff should set up an "understanding the city" briefing in January for the new Council.

A planning process is needed which is flexible and subject to ongoing review, which provides opportunities for interest groups and "visionaries" to express themselves, and which communicates information in a manner which is concise, understandable, and enjoyable.

The new Council should decide early in 1977 on how it wishes to promote the planning process. It must decide then how it wants to relate to citizens and how resources should be allocated to improve communication with people about planning for the future of the city.

Given the political realities of the election cycle, the city should consider two year work programs for its departments in the context of longer range objectives.

Staff should proceed with the preparation of a detailed program proposal for implementing an advocacy planning system, though the term "advocacy planning" should be dropped because of inappropriate connotations.

Careful consideration should be given to reshaping the organizational structure of the city to achieve a cooperative approach to producing overall planning policies. This consideration should focus on the Council committee structure to ensure that all members have an adequate opportunity to reach knowledgeable conclusions on key planning and development issues. Department and inter-departmental responsibilities and coordination mechanisms should also be reassessed and restructured as appropriate."

RECOMMENDATION

4. Preparation of a Design Concept for Area 10 B,
False Creek-City-owned Lands plus Western Outboard property

The Committee considered a report of the City Manager dated October 12, 1976 (copy circulated) in which the Development Consultant recommends a procedure for the preparation of a design concept for the City-owned lands and Western Outboard property in Area 10 B, False Creek which will lead to redevelopment of that area.

Mr. E.D. Sutcliffe, Development Consultant, outlined the history and negotiations that have taken place with respect to the Western Outboard property resulting in the following alternatives:

"-Western Outboard now believe they may not need as much leased land from the City and as much building area as previously indicated - in fact they may be able to get by with the same sized parcel as they now own. In this case, the only negotiation would be with respect to the rate for the water lot and the terms for access to the water.

Cont'd.....

Clause #4 continued

- Western Outboard may decide to stay in their present location with some straightening out of their property lines and other appropriate adjustments. On the other hand, if an attractive proposal can be developed for relocation to a site next to Anderson Street, particularly if a developer/investor could build it for them and lease it back, then they would be prepared to relocate.
- Western Outboard are prepared to consider leasing their land to a developer/investor for the purpose of a lease back of facilities which they require on suitable terms."

The Development Consultant has prepared Terms of Reference for the preparation of a design concept for the City-owned lands and the Western Outboard property. The proposal will hopefully produce a developer/investor who will be prepared to invest the capital in the market components of the scheme thus ensuring that it will be a design which will be built. Mr. Sutcliffe noted that as requested by Council he proposes to interview people who responded to the Phase 2, Area 6 invitation.

After a brief discussion the Committee

RECOMMENDED

- (a) THAT the Terms of Reference for the preparation of a design concept for Area 10 B, False Creek, attached to the City Manager's report dated October 12, 1976 be approved.
- (b) THAT an amount of up to \$40,000, to be provided from surplus funds for property acquisition in Area 10, False Creek, be authorized for consulting fees for the preparation of the design concept.
- (c) THAT the Development Consultant be authorized to interview the respondents to the Phase 2, Area 6 invitation and make recommendations to Council for the appointment of a team to include an architect, a developer/investor and other disciplines as appropriate.

INFORMATION AND RECOMMENDATION

5. Planning Department Staff: Heritage Matters

The Committee considered a report of the City Manager dated September 21, 1976 (copy circulated) in which the Director of Planning reports on the position of Planner 1 (temporary) assigned to heritage matters in the Planning Department and recommends:

- "(a) THAT the position of Planner I (temporary) now occupied by Mrs. N. Oliver be made permanent. (Estimated cost for salary and fringe benefits, as outlined in Appendix 'C' \$23,238).

cont'd.....

Clause #5 continued

- (b) Furniture, as outlined in Appendix 'D' be purchased (Estimated cost \$550).
- (c) Funds in the amount of \$23,788 be approved in advance of the 1977 Operating Budget."

The City Manager noted that the 1976 Work Programme, indicated in Appendix 'A' to the report, was virtually completed and recommended:

- "(a) the Planner be instructed to give the highest priority to the completion of those tasks numbered 1, 4 and 5 and that the Planner I position be terminated when these tasks have been completed.
- (b) that task 3(b) be undertaken by the Heritage Advisory Committee.
- (c) that the 1977-78 Work Program outlined in Appendix 'B' (items f and g) be undertaken by existing permanent staff of the Planning Department."

Alderman M. Harcourt, Council's appointee to the Vancouver Heritage Advisory Committee, noted that the Heritage Committee recommended at its meeting on September 13, 1976 that the position be made permanent and failing that, the position be extended for a further two years. He suggested the position be extended for a further year expiring on December 31, 1977 and that it be reviewed at that time. Mr. D. Towers, a member of the Heritage Committee, stated that ideally the position should be made permanent as the Committee needed continuity within the Planning Department to co-ordinate the Committee's program. If this is not possible, he would like to see the position extended for at least one year. Mr. R. Spaxman, Director of Planning, advised that he would report further on this position when the 1977 Council deals with the Planning Department's 1977 Work Program. After discussion the Committee

RECOMMENDED

THAT the position of Planner I (temporary) now occupied by Mrs. N. Oliver be extended for a further year expiring December 31, 1977 and the Director of Planning review the position further prior to that date; funds in the amount of \$23,238 to be approved in advance of the 1977 operating budget.

RESOLVED

THAT the extract from the minutes of the Vancouver Heritage Advisory Committee meeting of September 13, 1976 be received.

cont'd.....

Report to Council
Standing Committee of Council
on Planning and Development
October 21, 1976

Page 6

RECOMMENDATION

6(a) Further Information on Six Month Review of Central Area Development Control Process

The Committee considered a report of the City Manager dated October 8, 1976 (on file in the City Clerk's office) in which the Director of Planning provides further information on the preparation of detailed Central Area Guidelines and the extent of the program, budget, activity and timing involved with the initiation of a number of varied information programs and activities designed to assist the public, the applicants and the Development Permit Board/Panel in understanding the Central Area development control process.

The report contained the status of the detailed guidelines being prepared or about to be prepared for the Downtown and West End Districts.

With respect to the program to assist in the understanding of the Central Area development control process, the report points out that there should be staff informational exchange sessions between the Planning, Permits and Licences, Social Planning and Engineering Departments to achieve greater awareness both in detail and generality of the process, remove any work overlaps and identify and solve problems of mutual concern. Appropriate literature, including examples of "preliminary" and "complete" development permit applications, a diagram of the City Hall processing system and a schedule of meetings, should be prepared to provide assistance in filing and obtaining permits. The information program designed to increase the general public awareness of the Central Area process should be carried out involving press, radio and T.V. media.

The only funds required for this informational program would be up to \$1,000 for special display material. The report points out that all the individual aspects of the program are important as their preliminary function is to aid communication between City Hall and the public. The programs would be developed and carried out by the Central Area division and would represent a commitment of staff times; as such other programs would be affected.

RECOMMENDED

THAT the information program detailed in the report of the City Manager dated October 8, 1976 be approved and funds up to \$1,000 for special display material be approved in advance of the 1977 budget.

RECOMMENDATION AND CONSIDERATION

6(b) Six Month Review of Central Area Development Control Process

The Committee considered a report of the City Manager dated September 8, 1976 (on file in the City Clerk's office) which was deferred by the Committee at its meeting on September 9, 1976 until after the members of Council met informally with the Development Permit Board and Advisory Panel. The informal meeting was held on October 12, 1976.

cont'd.....

Clause #6(b) continued

On August 10, 1976 Council referred the following recommendation of the Director of Planning to the City Manager for further study and report:

- "1. That a comprehensive evaluation of the Development Control Process in the Central Area be carried out by the Director of Planning for report to City Council in 12 months; any special staff or consultant needs to be reported to Council separately.
2. That the Development Permit Board/Panel hold special meetings at appropriate locations on any particular application if considered in the public interest.
4. That the Fairview Slopes area be included in the Central Area process system.
6. That the Director of Planning prepare detailed Central Area guidelines as soon as possible with priority for the Downtown District and the West End District.
7. That the Director of Planning arrange for the Planning Department, in co-operation with other City departments, to initiate a number of varied information programs and activities to assist the public, the applicants, and the Development Permit Board/Panel. "

The City Manager on September 8, 1976 recommended:

- "(A) THAT, in regard to the Director of Planning's recommendation #1, the sentence "Any special staff or consultant needs would be reported to Council separately." be deleted and that the Administrative Analyst assist the Director of Planning and the Development Permit Board in developing systems to monitor the operation of the Board for the 12-month period to assist in the evaluation referred to therein;
 - (B) THAT, in regard to the Director of Planning's recommendation #2, the following words be added, "and may request Council for the Planning & Development Committee to hold such special meetings."
- This recommendation is to provide an opportunity for Council to hold special meetings on major matters if they desire, and would forestall confliction of opinions at an early stage;
- (C) THAT, in regard to the Director of Planning's recommendation #4, the geographical location of the Fairview Slopes makes this inclusion sensible;

I am reluctant to recommend the expansion of the jurisdiction of the Board in view of the continuing evaluation of the Board's function and the possible extra expense of processing development permits through the Board;

Clause #6(b) continued

- (D) THAT, in regard to the Director of Planning's recommendation #6, the Director of Planning report to the Committee on the extent of detail and the guidelines involved in this recommendation.

I am advised that these guidelines are already being prepared and believe the Committee should have a progress report as soon as possible to indicate how extensive the guidelines will be;

- (E) THAT, in regard to the Director of Planning's recommendation #7, the Director of Planning report further to the Committee on the extent of such programs, diagrams, etc., the budget for this activity and the timing for implementing this recommendation;

- (F) One attachment to the subject report was a memo from the Director of Planning to the Development Permit Board suggesting an examination and possible changes to the procedure for processing development permits through the Staff Committee.

I RECOMMEND that this matter be referred to the Administrative Analyst for discussion with the appropriate departments, for report back to myself;

- (G) THAT Council reconsider the matter of permitting an appeal to City Council on the decisions of the Development Permit Board. "

With respect to item (C) it should be noted that the Fairview Slopes Area was included under the jurisdiction of the Development Permit Board at a Public Hearing held on October 19, 1976.

Regarding (G) the Director of Planning advised that if there is a split between the Board and the Panel or a difference of opinion between Board Members, the matter is referred to Council for guidance. Developers have the right to appeal to the Board of Variance. He advised that the Board has been in operation for nine months and as yet there have been no appeals to the Board of Variance. The appeal process could be reported on again at the 12 months review of the process.

After discussion the Committee

RECOMMENDED

- (A) THAT a comprehensive evaluation of the Development Control Process in the Central Area be carried out by the Director of Planning for report to City Council in 12 months; any special staff or consultant needs to be reported to Council separately.
- (B) THAT the Development Permit Board/Panel hold special meetings at appropriate locations on any particular application if considered in the public interest and may request Council that the Standing Committee on Planning and Development hold such special meetings.

Clause #6(b) continued

- (C) THAT the Fairview Slopes area be included in the Central Area process system.
- (D) THAT the Director of Planning prepare detailed Central Area guidelines as soon as possible with priority for the Downtown District and the West End District.
- (E) THAT the Director of Planning arrange for the Planning Department, in co-operation with other City departments, to initiate a number of varied information programs and activities to assist the public, the applicants, and the Development Permit Board/Panel.
- (F) THAT any examination and/or possible change to the procedure for processing development permit applications through the Staff Committee be referred to the Administrative Analyst for discussion with the appropriate departments and report to the City Manager for submission to the appropriate Committee or direct to Council.

The following motion was put and resulted in a tie-vote and is forwarded for the CONSIDERATION of the Council:

- (G) THAT there be no appeal to process to Council but that Council or appropriate Council Committee be advised of any major development or developments that are of major public concern.

INFORMATION

7. False Creek Water and Waterfront

The Committee considered a report dated October 1, 1976 (on file in the City Clerk's office) which the City Manager submitted for information. In the report the Director of Planning outlines a variety of ideas in sketch form to demonstrate the principle of public waterfront use, the building form at the water's edge, public activities associated with the water and users of the water area in order to obtain Committee's views of the water and the waterfront of the False Creek.

RESOLVED

THAT the report of the City Manager dated October 1, 1976 be received.

cont'd.....

RECOMMENDATION

8. Interpretation of City Council's Policy Regarding Commercial Development on the Water Area of False Creek

The Committee considered a report of the City Manager dated October 15, 1976 (copy circulated) (Appendices 1, 2, & 3 on file in City Clerk's office) in which the Director of Planning outlines policy guidelines for use by the Development Permit Board in considering the development permit applications in Area I of False Creek.

Mr. L. Coe of the Central Area Division advised that Boardwalk Properties Ltd. filed a development permit application to develop a commercial complex of 9 buildings (8 floating on barges on the water area on the north side of False Creek between the Granville and the Burrard bridges for office and marine oriented commercial). A number of boat slips are proposed in association with the development.

The Development Permit Board, when considering the application, was unable to reach a conclusion as it felt the existing policies for developments on the water were not clear.

In the report the constraints and potential of the site were analyzed and listed in sketch form under the following headings:

- Water Area and Water Edge
- Pedestrian Areas
- Views
- Vehicular Circulation and Parking
- Uses
- Marine Traffic
- Future Development of Area Adjacent to the Site.

Members of the Committee felt that the guidelines set out by the Director of Planning should be endorsed but "residential uses" should read "ancillary residential uses" to ensure the residential component is only for live-in caretakers, etc. Mr. Spaxman advised that if the Committee would like to see the application it should recommend that the scheme be referred to the Committee for information prior to the Development Permit Board making its decision.

After the discussion the Committee

RECOMMENDED

THAT the following guidelines be endorsed for use of the Development Permit Board in considering the Boardwalk Properties Ltd.'s application and any other development permit applications in Area I of False Creek;

- The water area covered by floating structures shall be replaced.
- A waterfront pedestrian path shall be provided. The path can be integrated with buildings and be on the shore or on suitable structures on or over the water and open to the public.

cont'd.....

Clause #8 continued

- A constantly changing view of the water and buildings shall be provided. A public viewpoint of the activity of boat movements along this part of the Creek should be provided for in any development.
- Vehicular access to the most southern part of the site shall be restricted to service and emergency vehicles.
- Small-scale office and retail commercial (primarily related to marine activities), and ancillary residential uses that would draw pedestrians into the area are the appropriate uses for this site. Uses shall be such as to minimize the need for parking.
- Development on the water should take into account the Harbour Headline and the Jib-Set boats' movement.

9. Development Permit Application for a Townhouse Development at 3296 S.E. Marine Drive

The Committee had before it a report dated October 18, 1976 (on file in the City Clerk's office) which the City Manager submitted for consideration. In the report the Director of Planning advised that a development permit application has been received from Pelman and Associates, Architects, to erect a 12 unit townhouse development on an unserviced 148 feet by 120 feet RT-2 zoned site on the south-west corner of the dedicated portion of S.E. Marine Drive and Kerr Street. The area south of S.E. marine Drive between Kerr Street and Boundary Road to a depth of approximately 350 feet is zoned (RT-2) Two-Family Dwelling District and is predominantly undeveloped. East of the subject site across a ravine is the Baptist Theological College. There is some City-owned land between the two sites. A few residential dwellings are scattered throughout the area. To the north is the former Kerr Road Dump site presently zoned RS-1 and designated as future park site. South of the RT-2 zoned area are M-1 and M-2 residential areas.

The report states that in the plan of development for Champlain Heights the subject site, the City-owned land and the Baptist Theological College site are indicated for institutional use.

The Director of Planning feels the site is not suitable for residential development as the steep slopes of the Champlain Heights area to the north combined with the location of S.E. Marine Drive physically segregates the subject site from schools, community facilities, etc. and it would be difficult to buffer the site from traffic noise emanating from the proposed Marine Way and the S.E. Marine Drive-Boundary Road by-pass route.

The report points out that the City owns the majority of the lands south of S.E. Marine Drive between Kerr Street and Boundary Road. Development of the subject site would reduce the City's options for future institutional development of the area bounded by S.E. Marine Drive, proposed Marine Way and the western boundary of the Baptist Theological College site for rezoning, resubdivision and disposal of the property for institutional uses.

For the above reasons, the Director of Planning recommends that the City purchase the site to retain the development options.

cont'd.....

Clause #9 continued

In the report, the City Engineer comments as follows:

"We agree with the Planning Department that this development is not appropriate for the residential land use proposed. Although final design of the adjacent intersection has not been completed and the final functional arrangement of the streets has not been concluded, it is possible that this site would have two streets carrying very heavy truck traffic in very close proximity. Long term problems could be avoided by not allowing this development to proceed and could be avoided by not allowing this development to proceed and re-subdivision of this area would create larger sites that could be better developed relative to the adjacent streets.

It should also be noted that there are no storm sewers in the area and that an extension of the sanitary sewer system would be required to serve the development. It is recommended that development of these lots await re-subdivision so that adequate servicing can be provided."

The City Manager noting the recommendation of the City Engineer and the probable inflated price of the property, submitted the report for consideration of the Committee.

After discussion the Committee

RECOMMENDED

THAT the Supervisor of Property and Insurance be instructed to negotiate the purchase of lots 7 and 8 of resubdivision of 1-4 and 21-24 of A Block 10, D.L. 330 and 331 known as 3296 S.E. Marine Drive, to facilitate planning proposals for the rezoning, resubdivision and disposal of this property for institutional uses.

DELEGATION REQUEST: Mr. N. Pelman

The meeting adjourned at approximately 5.10 p.m.

Note from Clerk:

By letter dated November 1, 1976 (on file in the City Clerk's office) Mr. N. Pelman, Pelman Associates, Architects, has requested to appear before Council. As he was not afforded the opportunity to present his case before the Committee, Mr. Pelman would like to make a short slide presentation and display drawings of the project.

IV

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

October 28, 1976

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, October 28, 1976, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie (Items 4, 5 and 6)
Alderman Rankin

CLERK: J. Thomas

The Minutes of the meetings of September 30, 1976, and October 7, 1976, were adopted.

INFORMATION:

1. Chairman's Progress Report

The Chairman submitted advance copies of his report of Committee activities during the year October, 1975 to October, 1976. The Committee approved his suggestion that review and detailed discussion take place at the next meeting on November 25, 1976.

RECOMMENDATIONS:

2. Cheshire Homes Society of B.C. -
Site for the Physically Handicapped

The Committee had for consideration a Manager's Report dated October 13, 1976, (circulated) in which the Supervisor of Property and Insurance reported on the failure of the Cheshire Homes Society of B.C. to obtain funding for the construction of a residence for the physically handicapped on City-owned land at the north-west corner of Ash Street and South West Marine Drive.

Initial conditional approval of the sale was given by Council on September 19, 1974. Requests for extensions of the sale date were subsequently received in January, July, August, 1975 and July, 1976. The latest extension request was considered by the Committee on August 26, 1976. The Supervisor of Property and Insurance reported that the law firm acting for the Society advised by letter dated October 6, 1976, it had not been possible to arrange funding with the Provincial Government and therefore a further extension would serve no useful purpose. However, the Society intended to continue its efforts to establish a home for the disabled in the Vancouver area and if the City had no immediate plans for the site, it was requested that the Society's interest be borne in mind. The Society further requested it be released from any liability for damages to the City resulting from the Society's failure to complete the purchase.

The Housing Planner advised the Committee the Society's failure to obtain the necessary funding commitment from the Provincial Government stemmed from the Province's contention that the area in question had sufficient personal care facilities and the money would be better spent in other areas.

The Committee discussed possible use of the site for family housing but it was pointed out rezoning would be required and further engineering studies would be necessary because of road capacity restrictions in the area.

Following further discussion, it was

RECOMMENDED,

- A. THAT the request of the Cheshire Homes Society of B.C. to be released from its agreement to purchase City-owned land at the north-west corner of Ash Street and South West Marine Drive be approved;

FURTHER THAT the Society be absolved from any liability for damages to the City resulting from the Society's failure to purchase.

Cont'd . . .

Report to Council
 Standing Committee of Council
 on Housing and Environment
 October 28, 1976 2

Clause 2 Cont'd

- B. THAT the City-owned site at the north-west corner of Ash Street, and South West Marine Drive be reserved for development of housing for handicapped persons sponsored by the Cheshire Homes Society of B.C. or a similar organization specialising in assisting the handicapped.
- C. THAT the Manager's Report dated October 13, 1976, be received.
- 3. Extension of Deadline for the B'nai B'rith Foundation and Netherlands Association to Purchase City-Owned Land at the N.W. Corner of Bute and Haro Streets

In a Manager's Report dated October 15, 1976, (circulated) considered by the Committee this day, the Director of Social Planning reported on a request by the B'nai B'rith Foundation for an extension of the time period open for acceptance of the City's offer to sell a site at the north-west corner of Bute and Haro Streets for use as a multiple purpose service centre for senior citizens.

The Director of Social Planning reported City Council on May 28, 1974, approved the plans for the Centre as being in principle the best possible development for the site, and on August 12, 1975, authorization was given for the sale of the site to the B'nai B'rith Foundation and the Netherlands Association, the offer to remain open until February 29, 1976. The co-sponsors were subsequently granted an extension to August 31, 1976, and were now seeking a further extension to February 28, 1977, to enable the Provincial Government and C.M.H.C. to conduct a detailed review and subsequent negotiations. Recommending the extension be granted, the Director of Social Planning, in his review of the history of the project and inter-relation of capital funding and operation subsidies, pointed out the size and complexity of the Centre and the necessity of involving three levels of government in its funding had caused unexpected delays and it was the consensus of all parties that additional time will be required to formally complete arrangements for capital funding and operating subsidies and to process the complete Development Permit.

RECOMMENDED,

- A. THAT the period of time open to the B'nai B'rith Foundation to accept the City's offer to sell Lots 23 to 26, Block 32, District Lot 185, be further extended from August 31, 1976, to February 28, 1977, under the same terms and conditions as approved by Council on August 12, 1975.
- B. THAT the Manager's Report dated October 15, 1976, be received.

4. Population Trends and Effects on School Enrollments

On August 10, 1976, after considering a report from the Committee on a proposal of the Vancouver School Board to phase out Cecil Rhodes Elementary School, 1166 West 14th Avenue., Council resolved

"That the Director of Planning be instructed to meet with the School Board officials, representatives of senior levels of government, and CMHC for joint discussion on population trends and probable effect on the decline or growth of school enrollments in all areas of the City and report back to the Committee in September/October."

Before the Committee for consideration was a Manager's Report dated October 20, 1976, (circulated) in which the Director of Planning reported on joint discussions between Planning Department and School Board officials and the advancement of a joint work program to deal with the problem of changing enrollments. It was anticipated one of the results of the work program would be the establishment by School Board staff of a set of policy recommendations on a strategy for dealing with the problem which School Board is expected to consider within the next few months.

Cont'd . . .

Clause 4 Cont'd

The Director of Planning reported liaison with C.M.H.C. and senior levels of government was continuous and there was an awareness of the school enrollment problem as it related to housing; however, detailed discussions had not proceeded pending a preliminary policy resolution from the School Board. As the Board's policy became clearer and more detailed population and enrollment information became available, discussions at the senior government level would intensify.

The Director of Planning in his summary of the current enrollment situation in the City advised elementary school enrollments were declining on a City-wide average (about 17% from 1965-1975) as a result of a lower birth rate, loss to other municipalities of City-born children, the rebuilding of older residential areas to non-family apartments and the high cost of family oriented living. Further trends were uncertain and would depend on such things as population movement, immigration, and housing costs although a change did not appear to be imminent within the next few years.

The report also dealt with school capacity and specialised space needs and included a map illustrating the status of schools falling within the categories "overcrowded", "at capacity", and "excess capacity".

The Committee reviewed the report with Mr. D. Thomsett, Planning Department, Mr. D. Moir and Mr. R. Yates, School Board, and Ms. J. Swanson, representing the Parents Committee of Cecil Rhodes School.

Replying to questions from the Committee Mr. Moir advised the rapid decline in school population during the past ten years - from 45,500 in 1966 to 35,000 in 1976 - was expected to continue over the next decade and was an entirely new trend in the Vancouver experience. While the reasons had not been firmly established it was suspected high housing costs were forcing young families out of the City and into neighbouring municipalities where housing costs were lower.

It was noted there would be a clearer indication of the trend in the City when the 1976 census figures had been analysed and broken down to indicate family size.

Ms. Swanson referred to the Committee's discussions on July 29, 1976, with the Cecil Rhodes parents group and stated the parents were disappointed that no action had been taken on their recommendations.

Several families had become discouraged and had moved out of the area because their younger children had not been permitted to enroll at Cecil Rhodes with their older brothers and sisters and had been sent to other schools. Consequently the school population had continued to decline and currently only 65 students were in attendance; next year, when the Grade 7's moved on, if the "no new enrollment" policy continued, there would be only 40 students left.

Following discussion, it was

RECOMMENDED,

- A. THAT Council urge the Vancouver School Board to make every effort to continue the operation of Cecil Rhodes School and to encourage and maintain the enrollment of new pupils.
- B. THAT the Provincial Government be urged to acquire existing residential accommodation in the vicinity of Cecil Rhodes School and make it available to families with children, and/or acquire and develop land in the area for family housing.
- C. THAT Vancouver General Hospital Board be requested to adopt a policy of renting residential property in the 700 and 800 Blocks West 13th Avenue, to families with children as such properties become vacant.
- D. THAT the Manager's Report dated October 20, 1976, be received for information.

Report to Council
 Standing Committee of Council
 on Housing and Environment
 October 28, 1976

4

INFORMATION:

5. Provincial Home Conversion Loan Program Extension

A memorandum from the Housing Planner, dated October 5, 1976, (circulated) submitting, at the request of the Chairman, information on the Provincial Government's expanded Home Conversion Mortgage Loan Program was considered by the Committee.

Dr. McAfee advised a report would be going to Council shortly on the upgrading of illegal suites in Kitsilano and Cedar Cottage as a result of rezoning and she had been assured by the Provincial Government housing staff that owners in those areas wishing to upgrade their premises would be able to do so under the normal terms of the loans.

It was

RESOLVED,

THAT the memorandum of the Housing Planner, dated October 5, 1976, be received for information.

RECOMMENDATION:

6. Removal of Density Maximums:
Municipal Incentive Grant Program

At the request of the Chairman, consideration was given to submission of an application to C.M.H.C. to remove the present density maximums, of 45 units per net acre, to permit units constructed in the City which otherwise meet price and size maximums, to become eligible for the \$1,000 per unit Federal Municipal Incentive Grant. Similarly, to request the Provincial Government to remove its 60 units per net acre maximum for eligibility under the Provincial Government's \$500 Municipal Incentive Grant Program.

Following discussion, it was

RECOMMENDED,

THAT C.M.H.C. and the Provincial Government be requested to remove the density maximums established under the Municipal Incentive Grant Program.

The meeting adjourned at approximately 2:45 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 334

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

V

OCTOBER 28, 1976

A meeting of the Standing Committee of Council on Community Services was held on Thursday, October 28, 1976, in Committee Room No. 2, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Marpole-Oakridge Area Council re Shannon Day Care Society

The Committee had before it for consideration a letter dated October 12, 1976 from Ms. Alice James of the Marpole-Oakridge Area Council requesting a contract with the City that if and when the Shannon Day Care Society ceases to exist, that the City would designate the Marpole-Oakridge Area Council as the lessee for the space in the Hudson Marine Plaza which is used for day care.

Also before the Committee for consideration was a memo dated October 20, 1976 from Mr. J. N. Stubbs of the City's Law Department (copy circulated) on this matter.

Representatives of the Marpole-Oakridge Area Council and Mr. Stubbs of the Law Department appeared before the Committee on this matter. The Marpole-Oakridge Area Council spokesman told the Committee that when and if the Shannon Day Care Society ceases to exist, that the Marpole-Oakridge Area Council wishes City Council to designate it as the lessee.

During consideration, the Committee noted that it is dealing with a potential dissolution of the Society, and following brief discussion, it was

RECOMMENDED

THAT should Shannon Day Care Society cease to exist, a new contract be drawn up by the Director of Legal Services to lease the day care premises at the Hudson Marine Plaza to the Marpole-Oakridge Area Council subject to the landlord's approval and subject to terms satisfactory to the City.

2. Exterior Renovation of the Carnegie Library Building

The Committee had before it for consideration a Manager's Report dated October 14, 1976 (copy circulated) in which the Director of Permits and Licenses reported on estimated costs of exterior renovation to the Carnegie Library.

The report recommended that none of the exterior renovation work be undertaken at this time.

Clause No. 2 Continued

The Committee called before it on the matter the Director of Social Planning, who is the Chairman of the Carnegie Library Planning Advisory Committee, and he stated he was in agreement with the report.

It was noted in the report that the Director of Permits and Licenses suggested that with the exception of normal on-going emergency repairs, significant exterior renovations be delayed until the Planning Advisory Committee has concluded its recommendations in approximately three months.

Following discussion, it was

RECOMMENDED

THAT exterior renovation work to the Carnegie Library be deferred pending a report on this matter from the Carnegie Library Planning Advisory Committee.

3. SPARC re Transportation for the Elderly and Disabled

The Committee had before it for consideration a submission from the Transportation Committee of the Social Planning and Review Council of B.C. (SPARC) (copy circulated) which proposed that the City urge B.C. Hydro to consider five major points to provide greater use of Hydro buses by the elderly and disabled.

Mr. Dennis Guest, Chairman of the Transportation Committee of SPARC, appeared before the Committee on this matter and pointed out that existing buses are not designed for ease of use by elderly or disabled persons.

Mr. Guest requested that the City Council request the two senior governments for a commitment that in any transportation planning, the needs of the aged and disabled be considered and that the City ask B.C. Hydro to consider the five points listed in the SPARC submission.

During consideration of this matter, the SPARC representative advised the Committee that the Minister of Municipal Affairs, the Minister of Human Resources and the Minister of Health Services have been approached by SPARC on this matter but there has been no firm commitment regarding refitting of B.C. Hydro buses.

Following discussion, it was

RECOMMENDED

A. THAT City Council endorse in principle the following suggestions from SPARC:

- i) That B.C. Hydro refit the existing bus fleet to make it easier for the elderly and disabled to use.
- ii) That B.C. Hydro resolve that all future additions to the bus fleet will be vehicles which have been designed for greater accessibility and convenience for the elderly and disabled.

Clause No. 3 Continued

- iii) That B.C. Hydro introduce certain innovations in service which will facilitate the mobility of elderly and disabled passengers.
- iv) That City Council facilitate the providing of more bus shelters and benches at bus stops.
- v) That the False Creek area bus service be developed as an integrated system to serve the greatest number of passengers which could then also serve as a demonstration project.

B. THAT the Minister of Municipal Affairs, representatives of B.C. Hydro, the Director of Social Planning, the City Engineer and representatives of the Transportation Committee of the Social Planning and Review Council meet with the Community Services Committee to discuss refitting of existing B.C. Hydro buses to provide greater use by handicapped persons.

4. Project Step-Out Bus Transit and Tours for Senior Citizens

The Committee had before it for consideration a Manager's Report dated October 20, 1976 (copy circulated) in which the Director of Social Planning and the Medical Health Officer reported on the operation of Project Step-Out over the past two years and made four recommendations for the continuation of the program in 1977.

A representative of the Social Planning Department and a representative of the Medical Health Officer appeared before the Committee on this matter and answered a number of questions raised by Committee members.

Concern was expressed by some members that the Committee was requested to approve \$72,664.00 funding for the program in advance of the 1977 operating budget, and it was also noted that Council recently approved a grant similar in size to the B.C. Lions Society to provide transit for handicapped persons.

The Social Planning Department representative stressed that this program served some 2000 persons in 1976 who are shut-ins and otherwise would not have an opportunity to go out.

The Health Department spokesman pointed out the program is operated predominantly by volunteers and there are two full time staff persons assigned to the program.

Two members of the Committee felt that this program should be considered along with other matters during the normal budget discussions.

It was noted during consideration that the Social Planning Department will, in the near future, have a comprehensive report on transportation which will come to the Community Services Committee.

Clause No. 4 Continued

Following further discussion, it was

RECOMMENDED

- A. THAT Project Step-Out become a permanent part of the Health Department's Volunteers for Seniors program and as such be included in the 1977 budget.
- B. THAT Project Step-Out continue to be financed through the Department of Social Planning.
- C. THAT the Step-Out program and Staff be made responsible to the Co-ordinator of Volunteers for Seniors.
- D. THAT funding in the amount of \$72,664.00 be approved in advance of the 1977 operating budget.

INFORMATION

5. Request for Surplus Furniture and Equipment by Ray-Cam Co-operative Association

The Committee had before it for consideration a request from the Ray-Cam Co-operative Association for surplus City furniture and equipment with an auction value of \$815.00 (copy attached).

Council, in April 1974, authorized the Director of Social Planning to approve the sale of surplus furniture and equipment to non-profit organizations for \$10.00 or 10% off auction value, whichever is greater. Requests for equipment with an auction value over \$300.00 would require approval of the then Standing Committee on Community Development.

Following brief consideration, it was

RESOLVED

THAT the Community Services Committee approve of the sale of \$815.00 worth of surplus City furniture and equipment to the Ray-Cam Co-operative Association for \$87.21.

The meeting adjourned at approximately 4:10 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 335

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VI

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

NOVEMBER 4, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the Gymnasium, St. Paul's Anglican Church, 1130 Jervis St., on Thursday, November 4, 1976 at approximately 7.30 p.m. All members of Council and the Development Permit Board/Panel had been invited to attend this Public Information Meeting.

PRESENT: Alderman Kennedy, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt

ALSO PRESENT: Alderman Boyce
Alderman Marzari
Alderman Rankin
Alderman Volrich

CLERK TO THE
COMMITTEE : M.L. Cross

INFORMATION

1. Preliminary Development Permit Application #75245
Huntington East - 1905 Beach Avenue

The Chairman introduced the members of the Committee and Council; the members of the Development Permit Board (Mr. R.J. Spaxman, Director of Planning, Chairman, Mr. M. Egan, Director of Social Planning and Mr. R.C. Boyes, Deputy City Engineer representing the City Engineer) and 4 members of the 6 member Development Permit Advisory Panel (Messrs N. Pelman, S. Kwok, J. Denholm and C. Leonoff).

The Chairman advised that this was a Public Information Meeting to inform people of the development proposed for 1905 Beach Avenue. No decision would be made at this meeting as the Development Permit Board/Panel will consider the application at a future meeting.

Ms. B. Howard, Central Area Planning Division, advised that 1268 persons in the area had been notified of the development permit application. In response to the notification letter, 210 letters were received, 2 in favour of the development. Petitions containing 402 signatures and 738 postcards, all in opposition had been received.

Ms. Howard described the development permit process, briefly outlined the Official Development Plan and Design Guidelines for the West End and made reference to a chart showing a staff analysis of the comparison of the existing and the proposed development.

Messrs. F. Roy and C. Rowett were present on behalf of Reno C. Negrin and Associates, Architects. Mr. Roy stated that after reviewing the West End Guidelines it was felt that a tall slender structure would provide a better view corridor and amenities than a low rise structure that would take up most of the site.

Mr. R. Baker, Solicitor on behalf of a group of property owners and tenants who live in the West End in the vicinity of the Huntington Apartment filed a brief indicating that the demolition

cont'd...

Report to Council
Standing Committee of Council
on Planning and Development
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Page 2

Clause #1 continued

of the Huntington would contravene a number of Policy Guidelines for the West End adopted by Council in October 1972 as well as contravening the criteria set down in the West End Urban Design Guidelines prepared by the Sussex Group.

Mr. J. Tyrer presented a brief on behalf of the owners of the El Cid Apartment Building objecting to the demolition of the Huntington Apartment and its replacement by a 19 storey tower. The brief also stated the owners were in favour of the Huntington being declared a heritage building.

Mr. G. Hall, representing the owners of the Belmac Apartments at 1947 Pendrell Street, filed a brief indicating that by granting the development permit the City would contravene planning policies and guidelines for the West End. It would have a detrimental effect on tenants of the Belmac Apartments.

Ms. Nancy Tilson filed a brief urging that a moratorium be called on any change to the status of the Huntington pending a thorough study of the area west of Denman St. to determine the sociological and psychological effects on residents of buildings more than 50 feet in height and a study of the fire by-laws.

Ms. Judy Piercy, on behalf of the tenants of the Huntington Apartment, filed a brief strenuously protesting the demolition of the Huntington for the purpose of redevelopment of any kind.

Mr. Lohn, owner of the Pacific Sands Apartment, stated that the proposed development would affect the view of his tenants.

Mr. S. Presley, filed a brief outlining the economics of development alternatives for Huntington i.e. renovation vs redevelopment.

Mr. T. Simpson, on behalf of the Pacific Community Housing Federation, stated that the City's Housing Corporation should provide the opportunity for tenants to acquire existing apartment buildings and operate them as non-profit co-operative housing.

Mr. M. Wright stated that rent controls have caused developers to seek alternatives to renovating older buildings. He feels the fire by-law regulations should be reviewed.

Ms. Woodward, on behalf of the tenants of Huntington, advised that in June, 1976, Council amended the fire by-law to make it less onerous on owners of older buildings. The owners should consider this fact.

Mrs. O. Noble opposed the demolition of the Huntington as it was like "destroying a work of art" and displacing 41 tenants. There is no need to build another high rise as most of the existing ones have numerous vacancies.

Dr. R. Makaroff opposed the proposed development.

Mr. P. Murphy, a resident of the West End, stated if this development is allowed to go ahead, it will represent the futility of what residents in the West End are trying to do to retain some of the character of the area.

Mr. J. Kerbel stated the owners of the Huntington are "building a tax shelter." The West End will be a transient community as people can't afford the high rents.

(The briefs referred to are on file in the City Clerk's office)

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Report to Council
Standing Committee of Council
on Planning and Development
November 4, 1976.

Page 3

Clause #1 continued

In answer to a question from the Chairman as to whether or not the developers had considered retention and rehabilitation or a lower rise development, Mr. R. Buckley, Macaulay, Nicolls Maitland & Co. Ltd., on behalf of the owners, stated that renovation appeared feasible prior to rent controls but does not appear feasible now. A lower-rise option has not been seriously considered.

Members of Council expressed concern about the fire by-law regulations for older buildings. Perhaps the City and the Province should come under the National Fire Code. It was stated that while the development may comply with the West End Official Development Plan regulations it does not fit in with the design guidelines and policies. Concern was expressed about the demolition of the Huntington Apartments.

RESOLVED:

THAT the representations be received and the Development Permit Board/Panel be requested to take into consideration in their decision, the fact that the members of Council present at this public information meeting, do not favour the approval of this development permit application.

FOR COUNCIL ACTION SEE PAGE(S) 333